

Data from the 1910 Land Valuation Survey for the parish of Pirton



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Introduction

The Valuation Office Survey of 1910 resulted in the creation of a snapshot of land across the county of Worcestershire, in common with other counties in England. The associated Valuation Summary books are to be found at the Hive in Worcester: these books are of a large format, measuring 43cm by 34cm, cloth-bound with leather corners and the name of the Income Tax Parish (ITP) written on the spine. An ITP may cover just a single civil parish in the county, whilst some ITPs covered two or more parishes: for example, the ITP of Church Lench only contains records for the civil parish of Church Lench, whilst that of Abbots Lench covers the civil parishes of Fladbury, Hill & Moor, Throckmorton and Wyre Piddle, as well as Abbots Lench itself. In some cases, two or more ITPs can be found in the same Valuation Summary book: for example, Conderton and Overbury. The basic unit of valuation was a piece of land in separate occupation, although the application of this principle was not always straightforward.¹ The number of valuation assessments in each ITP ranges across the county from 7 (Kenswick) to 7,171 (Kidderminster Borough).

This series of booklets provides a transcription of the Valuation Summary books for each civil parish in the county of Worcestershire, along with a brief analysis of the transcribed data.

1. The Valuation Office Survey of 1910

The valuation of land in 1910 was initiated by the Finance (1909-1910) Act (10 Edw. VII, c.8 section 26(1)) which provided for the levy and collection of a duty on the increment value of all land in the United Kingdom. The main object of the Act was to tax that part of the capital appreciation of real property which was attributable to the site itself, excluding any benefit arising from crops, buildings or improvements paid for by the owners. In this way, private owners were required to pay part of the increase in the site value of their land which had resulted from the expenditure of public money on communal developments such as roads or public services.

Increment value duty was based on the difference between the amount of two valuations. The first was the site value as at 30 April 1909, as determined by the Valuation Survey, which constituted the 'datum line' for these purposes: a second site valuation was to be taken on the occasion of any subsequent sale or grant of a lease, transfer of interest in a piece of land, or the subsequent death of a land owner, in order to determine any potential payment of increment value duty. This second assessment formed part of the on-going role of the Valuation Office, until this duty was repealed by the 1920 Finance Act (10 and 11 Geo. V, c.18). Although this legislation was only in place for around ten years, it has left behind a comprehensive record of land in every county enabling an understanding of the ownership, occupation, extent and value of land. The data collected during the survey for the county of Worcestershire, which has been retained, is contained in four different sets:

- The Valuation Summary books (sometimes referred to as the Lloyd George Domesday books): these are held at the Hive in Worcester (WAAS: BA8585/1 series);
- Forms 37 – Land: these contain the provisional valuations, and are also held at the Hive in Worcester (WAAS: 8585/2-64 series);

¹ See Brian Short, *Land and Society in Edwardian Britain* (Cambridge: Cambridge University Press, 1997), pp 131-132.

- Two series of annotated Ordnance Survey maps: the Field Maps (used in the field during survey), some of which are now held at the Hive in Worcester; the Record Maps (originally kept in the Valuation Record office) now held at the National Archives at Kew (TNA: IR129 series);
- The Field Books which contain a complete record of each valuation: again, these are held at the National Archives at Kew (TNA: IR58 series).

With regard to the Valuation Summary books, the first nine columns were compiled from the Rate Book for the parish and all of the books contain this information. Subsequent columns (10–40) were supposed to be completed by the staff of the District Valuation Offices after the initial valuation was complete: however, this was not carried out in a consistent fashion, and indeed, anyone interested in the mechanics and outcome of an individual valuation would be better served by the details contained in the Field Books.

This series of booklets provides a transcription of the first nine columns in that these record the ownership, occupation, extent, and basic valuation of each assessment. After a brief introduction to the parish, an analysis of the data will be presented examining the names of the major landowners and the extent of their property in the parish, along with an analysis of the main farms in the parish. Indexes of owners, occupiers and places appear in subsequent appendices and a final appendix will direct the reader to the appropriate references for the associated Forms 37, Record Maps and Field Books for the parish covered by the booklet.

The Valuation Summary for the Income Tax Parish of Pirton is contained in the summary book covering the civil parishes of Pinvin and Pirton. This booklet covers the civil parish of Pirton only.²

2. The parish of Pirton in 1910

The parish is located five miles south-east of Worcester and five miles north-west of Pershore, on a very mixed geology of mudstone formations, including Branscombe Mudstone, Blue Anchor, Westbury, and Salford Shale, as well as Cotham and Wilmcote Limestone Formations, extending to 1,664 acres. The resulting soils are predominantly silty loam to silt, and clayey loam to silty loam.³

When the census was carried out in 1911, the population of Pirton was 202 (108 males and 94 females): of the 56 properties recorded in the census, 50 were inhabited, two were uninhabited, two were ‘dwellings – buildings’ and two were classed as a ‘building not used as dwelling’.⁴ From an agricultural viewpoint in the same year, the total cultivated area of the parish was 949¾ acres, of which 184 were arable, and 765¾ acres (81% of the total) were grassland: there was also 42¼ acres of orchards, all of which were counted under permanent grassland. Of the 12 agricultural holdings in the parish, nine were tenanted properties covering 623¼ acres (66% of the total). The main arable crops were wheat, beans, and oats, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 235 cattle and 174 sheep were kept.⁵

² WAAS: BA 8585/1/73, *Inland Revenue. Valuation Summary book for the parish of Pinvin, Pirton, 1909-10.*

³ Kelly’s Directory 1912, p. 221. British Geological Survey, *Geology Viewer – Pirton, Worcestershire* geologyviewer.bgs.ac.uk [accessed 9 January 2023]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Pirton, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 9 January 2023].

⁴ TNA: RG78/1084. *1911 Census Enumerator’s Summary Books. Worcestershire. Pershore. Registration Sub-District: Eckington, including Civil Parish, Township or Place: Pirton.*

⁵ TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911.* Main acreages of arable as follows: Wheat, 66; Beans, 40½; Oats 28½. Orchard acreages: Apples, 26; Plums, 14¼; Pears, 2.

3. Land and property in 1910 in the parish of Pirton

In preparing the data for analysis, the following standardisations have been made:

- Three variations of owner names, *Earl Coventry*, *Earl of Coventry* and *Lord Coventry*, are shown in Appendix 1: the listings in Appendix 2 show *Coventry*, *Earl of* for all variations.

Of the 86 assessments in the Valuation Summary, 63 were owned by the Earl of Coventry. The Earl lived at Croome Court located to the south of the parish of Pirton: as well as being lord of the manor of Pirton, he was also the principal landowner as shown in Table 2, owning 87% of the land in the parish. He also held the gift of the living, which was a rectory annexed to Croome d’Abitot: the living had been held since 1892 by the Rev. Hugh Frederick Bennett.

Table 1: Number of assessments by landowner

Name	No. of assessments
Earl of Coventry	63
Rev. H. Bennett	7
Rev. H. F. Bennett	4
12 others with 3 or less assessments	12
TOTAL	86

Table 2 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary.

Table 2: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Earl of Coventry	1500	3	10
Rev. H. F. Bennett	143	0	0
C. H. Day	47	2	0
Annie Poole	13	2	0
Midland Railway	11	1	0
3 others with 2 acres or less each	2	0	0
TOTAL	1718	0	10

Those assessments with more than 50 acres of land are listed in Table 3.

Table 3: Assessments in excess of 50 acres

Situation	Acreage		
	a	r	p
Perry Wood	252	0	0
Church Farm	224	3	0
Park Farm, Pt. of	219	0	0
Court Farm	181	1	0
Croome Farm, Pt. of	170	1	0
Surmans Farm	148	3	0
Glebe	127	1	0
Narrow Wood Farm	107	3	0
Hermitage	81	2	0
Pirton House	57	2	0

Appendix 1. Transcribed data from the Valuation Summary for the parish of Pirton.

NOTE: This data has been transcribed as presented in the Valuation Summary without any standardisation of punctuation, abbreviation &c. However, all data presented as superscripts has been included as normal text in this transcription.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
1	1	Bennett Rev H F.	Rev. H. F. Bennett	House		Rectory				34	0	0	27	2	6
2		Bennett Rev H F.	Rev. H. F. Bennett	Buildings		Rectory				12	10	0	10	0	0
2		Bennett Rev H F.	Rev. H. F. Bennett	Land		Pirton	15	3	0	17	10	0	15	15	0
3	2	Bennett Rev H F.	Rev. H. F. Bennett	Buildings		Glebe				6	10	0	5	2	6
3		Bennett Rev H F.	Rev. H. F. Bennett	Land		Glebe	127	1	0	120	10	0	108	7	6
4		Clift W. R	Pirton Church do. W. Hampton	Land		Church Acre	1	1	0	1	10	0	1	7	6
5	3	Earl of Coventry	Earl of Coventry	Woods & Plantations		Perry Wood	252	0	0	138	10	0	131	10	0
6		Earl of Coventry	Earl of Coventry	Land		Mt Pleasant	10	1	0	10	10	0	9	7	6
7		Earl of Coventry	Earl of Coventry	Land		Pt. of Croome Farm	170	1	0	150	0	0	135	0	0
8		Earl of Coventry	Earl of Coventry	Land		Narrow Wood	12	2	0	6	0	0	5	7	6
9	4	Earl of Coventry	Earl of Coventry	Buildings		Court Farm				14	0	0	11	12	6
9		Earl of Coventry	Earl of Coventry	Land		Court Farm	181	1	0	175	0	0	157	10	0
10	5	Morris John	Earl of Coventry	Land		Pirton	3	0	0	6	5	0	5	7	6
11	6	Wilson Joseph	Earl of Coventry	House		Swanbrook				10	0	0	8	0	0
11		Wilson Joseph	Earl of Coventry	Buildings		Swanbrook				1	0	0		15	0
11		Wilson Joseph	Earl of Coventry	Land		Swanbrook	6	2	0	9	0	0	8	10	0
12	7	Clift Wm. R.	Earl of Coventry	House		Church Farm				35	0	0	28	0	0
12		Clift Wm. R.	Earl of Coventry	Buildings		Church Farm				12	15	0	10	5	0
12		Clift Wm. R.	Earl of Coventry	Land		Church Farm	224	3	0	208	5	0	187	7	6
13	8	Hampton Chas Wm	Earl of Coventry	House		Pirton House				12	0	0	9	10	0

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
13		Hampton Chas Wm	Earl of Coventry	Buildings		Pirton House				5	0	0	4	0	0
13		Hampton Chas Wm	Earl of Coventry	Land		Pirton House	57	2	0	65	5	0	58	15	0
14		Hampton Chas Wm	Chas W. Hampton	Land		Pirton		1	0	2	5	0	2	0	0
15	9	Jones Arthur	Earl of Coventry	Land		Hermitage	81	2	0	69	0	0	62	2	6
16	10	Nixon Wm	Earl of Coventry	House		Surmans Farm				12	0	0	9	12	6
16		Nixon Wm	Earl of Coventry	Buildings		Surmans Farm				6	0	0	4	15	0
16		Nixon Wm	Earl of Coventry	Land		Surmans Farm	148	3	0	122	0	0	109	15	0
17	11	Pollintine Wm	Earl of Coventry	House		Pirton				12	0	0	9	10	0
17		Pollintine Wm	Earl of Coventry	Land		Pirton		2	0	4	0	0	3	12	6
17		Pollintine Wm	Earl of Coventry	Land		Pirton					12	0		10	0
17		Pollintine Wm	Earl of Coventry	Land		Pirton				1	0	0		17	6
18	12	Payne Percy Marriott	Midland Railway	Land Railway & Siding 1m 1f 55 yds		Pirton	11	1	0	2358	0	0	1941	0	0
19		Skey Wm	Midland Railway	House & Land		Pirton				7	0	0	6	0	0
20	13	Smith Henry Jas.	Earl of Coventry	House		Narrow Wood Farm				20	0	0	16	0	0
20		Smith Henry Jas.	Earl of Coventry	Buildings		Narrow Wood Farm				5	0	0	4	0	0
20		Smith Henry Jas.	Earl of Coventry	Land		Narrow Wood Farm	107	3	0	65	0	0	58	10	0
21	14	Cowper A. M.	Earl of Coventry	House & Land		Pirton Court	1	0	0	55	0	0	46	15	0
22		Cowper A. M.	Earl of Coventry	Land		Thomas' Meadow	10	0	0	20	0	0	18	0	0
23	15	Poole Annie	Annie Poole	House		Knights Villa				13	0	0	10	7	6
23		Poole Annie	Annie Poole	Buildings		Knights Villa				1	10	0	1	2	6
23		Poole Annie	Annie Poole	Land		Knights Villa	3	2	0	9	0	0	8	2	6

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
24		Masters E.	Annie Poole	Land			10	0	0	16	10	0	14	17	6
25	16	Williams Thomas	Earl of Coventry	Land		Pirton	1	0	0	2	0	0	1	15	0
25		Williams Thomas	Earl of Coventry	Hone Quarry		Pirton				20	0	0	19	0	0
26	17	Woodward Fred	Earl of Coventry	Land		Pt of Park Farm	219	0	0	135	0	0	121	12	6
27	18	Fowles James	Earl of Coventry	Land		Pirton	1	0	0	1	0	0		17	6
28	19	Fowles James	Earl of Coventry	Land		Pirton				1	5	0	1	2	6
29		Kitchener W.	Earl of Coventry	Land		Pirton					12	0		10	0
30		Corbet John	Earl of Coventry	Land		Pirton		1	0	3	0	0	2	17	6
30		Corbet John	Earl of Coventry	Land		Pirton		1	0	1	5	0	1	2	6
31		Rudge & Others	Earl of Coventry	Land		Allotments	5	0	0	12	10	0	11	7	6
32		Morris John	Earl of Coventry	Land		Pirton				1	0	0		17	6
33		Francis Wm	Earl of Coventry	Land		Pirton				1	10	0	1	7	6
34	20	Sadler Ann Eliza	Earl of Coventry	Cottage		Nr Narrow Wood				8	0	0	6	0	0
35		Jones John	Earl of Coventry	Cottage		Nr Narrow Wood				8	0	0	6	0	0
36		Corbett Thomas	Earl of Coventry	Cottage		Nr Narrow Wood				8	0	0	6	0	0
37		Tustin Richard	Earl of Coventry	Cottage		Nr Narrow Wood				8	0	0	6	0	0
38		Wellon	Earl of Coventry	Cottage		Siding Road				5	0	0	3	15	0
39		Preston Mary	Earl of Coventry	Cottage		Siding Road				5	0	0	3	15	0
40		Heeks James	Earl of Coventry	Cottage		Siding Road				3	0	0	2	5	0
41		Jones James	Earl of Coventry	Cottage		Siding Road				3	5	0	2	7	6
42		Hyatt Joseph	Earl of Coventry	Cottage		Siding Road				3	0	0	2	5	0
43		Morris John	Earl of Coventry	Cottage		Siding Road				5	0	0	3	15	0
43		Morris John	Earl of Coventry	Garden		Siding Road		1	0	2	0	0	1	15	0
44		Ratcliff Geo	Earl of Coventry	Cottage		Hill Road				5	0	0	3	15	0
45		Fowles James	Earl of Coventry	Cottage		Hill Road				3	0	0	2	5	0
46		Francis Wm	Earl of Coventry	Cottage		Hill Road				3	0	0	2	5	0

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
47		White Geo	Earl of Coventry	Cottage		Nr Perry Wood				5	0	0	3	15	0
47		White Geo	Earl of Coventry	Garden		Nr Perry Wood		1	0	1	0	0		17	6
48		Tustin Richard	Earl of Coventry	Cottage		In Perry Wood				3	5	0	2	7	6
49		Walford Rob. Junr	Earl of Coventry	Cottage		In Perry Wood				2	10	0	1	17	6
50		Daffy Ann	Earl of Coventry	Cottage		Worcester Rd				7	0	0	5	2	6
51	20	Harley Thomas	Earl of Coventry	Cottage		Worcester Rd				4	0	0	3	0	0
52		Brown Sarah	Earl of Coventry	Cottage		The School				6	0	0	4	10	0
53		Carter Geo	Earl of Coventry	Cottage		Worcester Rd				4	0	0	3	0	0
53		Carter Geo	Earl of Coventry	Garden		Worcester Rd		2	0	1	5	0	1	2	6
54		Pocock	Earl of Coventry	Cottage		Worcester Rd		1	0	4	0	0	3	0	0
55		Rudge W. Junr	Earl of Coventry	Cottage		Worcester Rd				4	0	0	3	0	0
55		Rudge W. Junr	Earl of Coventry	Garden		Worcester Rd		1	0	1	0	0		17	6
56		Pittaway Wm	Earl of Coventry	Cottage		Worcester Rd				4	0	0	3	0	0
57		Corbett John	Earl of Coventry	Cottage		Worcester Rd				4	0	0	3	0	0
57		Corbett John	Earl of Coventry	Garden		Worcester Rd		2	0	1	0	0		17	6
58		Rudge W. Senr	Earl of Coventry	Cottage		The Village				4	0	0	3	0	0
59		Beard Mary	Earl of Coventry	Cottage		The Village				5	0	0	3	15	0
60			Earl of Coventry	Cottage		The Village				4	0	0	3	0	0
61		Rogers Maria	Earl of Coventry	Cottage		The Village				5	0	0	3	15	0
61		Rogers Maria	Earl of Coventry	Garden		The Village		2	0	2	0	0	1	15	0
62		Bubb Septimus	Earl of Coventry	Cottage		The Village				5	0	0	3	15	0
63		Kitchener Wm	Earl of Coventry	Cottage		The Village				5	0	0	3	15	0
64		Roles Arthur	Earl of Coventry	Cottage		The Village				2	10	0	1	17	6
65		Thomas Geo	Earl of Coventry	Cottage		The Village				3	5	0	2	7	6
66	20	Slater Joseph	Earl of Coventry	Cottage		The Village				6	0	0	4	10	0
67		Salter Tom	Earl of Coventry	Cottage		Court Farm				8	0	0	6	0	0

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
68		Clemons Stephen	Earl of Coventry	Cottage		Court Farm				8	0	0	6	0	0
69	21	Hunt Louisa	Hon H T. Coventry	Cottage		Nr Perry Wood				4	0	0	3	0	0
69		Hunt Louisa	Hon H T. Coventry	Garden		Nr Perry Wood		2	0	1	0	0		17	6
70	22	Walford Robert	Hon R. T. Coventry	Cottage		Nr Perry Wood				5	0	0	3	15	0
71	23	Rudge Geo	Geo Rudge	Cottage		Pirton				2	0	0	1	10	0
72	24	Teale Caleb	Annie Poole	Cottage		Pirton				3	10	0	2	12	6
73	25	Bennett Rev H F.	Rev. H. F. Bennett	Rent Charge		Pirton				67	19	0	57	15	0
74 ⁶		Day C. H.	Day C. H.	Land		Pinvin ord Nos 42 & 51.	21	3	0						
75		Day C. H.	Day C. H.	Land		Pinvin ord Nos 50. 52 85 91. 96	25	3	0						
76		Rev. H Bennett	Rev. H Bennett	The Church		Pirton									
77		Void	Lord Coventry	Waste Land		Pirton									
78		Rev. H Bennett	Lord Coventry	Land Near Rectory		Pirton									
79		Exors of J Boulter	Rev. H Bennett	3 fields nr Kempsey Common											
80		Geo. Rudge	Rev. H Bennett	Land nr Kempsey Common											
81		C. N Hampton	Rev. H Bennett	Pains Acre (Land)											
82		C. N Hampton	Rev. H Bennett	Pasture Field		Pirton									
83		N Clift	Rev. H Bennett	3 fields near Church Farm											
84		Mr Nixon	Rev. H Bennett	2 fields near Rectory											

⁶ Assessment numbers 74 and 75. Note added: ~~Included in Return No. 19.~~ Note added in red ink: Pinvin.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
85		Dowler L.	Earl Coventry	two pieces of land Nr Pirton Sidings			4	1	10						
86		In hand	Lord Coventry per J Hill Esq	Waste Land on Manor of Pirton											

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Narrow Wood Farm 20	Surmans Farm 16
Narrow Wood, Nr. 34-37	Swanbrook 11
Not stated 24	Thomas' Meadow 22
Pains Acre 81	Village, The 58-66
Park Farm, Pt. of 26	Worcester Rd 50-51, 53-57

Appendix 5. References to other Land Valuation resources for Pirton

TNA – The National Archives, Kew

WAAS – Worcestershire Archaeology and Archive Service, The Hive, Worcester

Forms 37

WAAS: 009:5 BA 8585/37 *Forms 37 – Land, Peopleton, Powick, Pinvin, Pirton, 1910-15.*

Field Books

TNA: IR58/93668, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Pirton. Assessment No. 1-86, 1910.*

Record Maps

TNA: IR129/3/873, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 8, 1910.*

TNA: IR129/3/877, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 12, 1910.*

TNA: IR129/3/886, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 5, 1910.*

TNA: IR129/3/887, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 6, 1910.*

TNA: IR129/3/890, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 9, 1910.*

TNA: IR129/3/891, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 10, 1910.*

TNA: IR129/3/894, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 13, 1910*