

Data from the 1910 Land Valuation Survey for the parish of Tutnall & Cobley



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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 civil parish ranges across the county from 1 (Crutch) 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);
- 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);

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

- 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.

This booklet presents the data for the civil parish of Tutnall & Cobley: it has been taken from the summary book for the Income Tax Parish of Bentley Pauncefoot which covers the civil parishes of Bentley Pauncefoot, Tutnall & Cobley, and Webheath.²

2. The parish of Tutnall & Cobley in 1910

Tutnall & Cobley is a township and forms part of the parish of Tardebigge. Tutnall is 1½ miles north-west of Tardebigge, whilst Cobley lies 2 miles to the north-east: Tardebigge itself is 3 miles east of Bromsgrove and 15 miles south-west of Birmingham.³ The underlying geology is described as a mixture of ‘Wildmoor Sandstone Member, ‘Helsby Sandstone Formation’, and ‘Mercia Mudstone Group’: the resulting soils are a mixture of freely-draining, slightly-acid, sandy and base-rich soils, as well as slowly-permeable, seasonally-wet, slightly-acid, but base-rich loamy and clayey soils.⁴

When the census was carried out in 1911, the population of Tutnall & Cobley was 506 (257 males and 249 females): of the 129 properties recorded in the census, 121 were inhabited, four were uninhabited, two were classed as ‘building’, and two were classed as a ‘building not used as dwelling’.⁵ From an agricultural viewpoint in the same year, the total cultivated area of the parish was 3,097¼ acres, of which 609¼ were arable, and 2,488 acres (80% of the total) were grassland: there was also 34 acres of orchards included in these acreages. Of the 22 agricultural holdings in the parish, 19 were tenanted properties covering 2,696 acres (87% of the total). The main arable crops were wheat, oats, mangolds, turnips & swedes, and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 888 cattle and 1,374 sheep were kept.⁶

² WAAS: BA 8585/1/121, *Inland Revenue. Valuation Summary book for the parish of Bentley Pauncefoot, Tutnall & Cobley, Webheath, 1909-10.*

³ Kelly’s Directory 1912, p. 269.

⁴ British Geological Survey, *Geology Viewer app – Tutnall & Cobley, Worcestershire* [accessed 1 September 2023]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Tutnall & Cobley, Worcestershire* [accessed 1 September 2023].

⁵ TNA: RG78/1090. *1911 Census Enumerator’s Summary Books. Worcestershire. Bromsgrove. Registration Sub-District: Tardebigge, including Civil Parish, Township or Place: Tutnall & Cobley.*

⁶ 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, 146½; Oats, 141; Mangolds, 73½; Turnips & Swedes, 42½; Beans, 26. Orchard acreages: Apples, 20¼; Plums, 10; Cherries, 2; Pears, ½; Other kinds, 1¼.

3. Land and property in 1910 in the parish of Tutnall & Cobley

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

- Two variations of owner names, *Sharpness New Dock Co.*, and *Sharpness New Docks Co.* are shown in Appendix 1: the listing in Appendix 2 shows *Sharpness New Docks Co.* for both variations;
- The occupier name *Nat: Telephone Co.* has been standardised to *National Telephone Company* in the listing in Appendix 3;
- Two variations of situation, *Broadgreen* and *Broad Green* are shown in Appendix 1: the listing in Appendix 4 shows *Broad Green* for both of these variations;
- Two variations of situation, *Dusthouse* and *Dust House* are shown in Appendix 1: the listing in Appendix 4 shows *Dust House* for both of these variations;
- Two variations of situation, *Tardebigg* and *Tardebigge* are shown in Appendix 1: the listing in Appendix 4 shows *Tardebigge* for both of these variations;
- The term *Copp.* has been standardised to *Coppice* in Appendix 4.

Of the 205 assessments with owners recorded in the Valuation Summary, 131 were owned by Earl Plymouth: as Lord of the Manor, he was the principal landowner in terms of both numbers of assessments held and acreage occupied: see Table 2.

Table 1: Number of assessments by landowner

Name	No. of assessments
Earl Plymouth	131
Sharpness New Docks Co.	22
30 others with 7 or less assessments	52
Not stated	3
TOTAL	208

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 Plymouth	3389	2	0
John Moore's executors	171	2	0
Mrs. Richard Peyton	99	3	0
4 others with between 10 and 50 acres each	102	3	0
7 others with less than 10 acres each	13	2	0
TOTAL	3777	0	0

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
Brockhill	409	2	0
The Grange	362	0	0
Wheeley Farm	358	0	0
Hewell (Woods)	320	1	0
Ox Leasows	249	3	0
Cobley Hill	179	0	0
Pt. Wheeley's Farm	174	3	0
Weights Farm	141	0	0
Tutnell (Occupiers: John Moore's executors)	137	2	0
Stoney Lane (Occupier: Ralph Dixon)	137	0	0
Stoney Lane (Occupier: Matthew Dixon)	135	0	0
Hewell Park	133	3	0
Cherry Trees	127	0	0
Shortwood Rough (Woods)	120	0	0
Hewell Lane	101	1	0
Cattes Poole	99	3	0
Blackwell	75	3	0
The Park	66	1	0
Dust House	53	0	0

Appendix 1. Transcribed data from the Valuation Summary for the parish of Tutnall & Cobley.

NOTE:

1. 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.

2. When the parish was re-numbered as part of the Bentley Pauncefoot ITP, many of the assessment numbers were not given as complete numbers in the Valuation Summary: for example, between 72 and 80, the numbers are written as 72, 3, 4, ... 9, 80. In order to provide an accurate cross-reference between the data in this appendix, and that in Appendices 2, 3 and 4, the assessment numbers have been completed in full in the table below.

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
67	1	Hodgetts Rosanah	Earl Plymouth Hewell Hall Redditch	Agric Land		High House Farm	10	3	0	16	10	0	14	9	0
68	2	Green Thos	Earl Plymouth Hewell Hall Redditch	House & Garden		Cobley Hill				20	0	0	17	10	0
68		Green Thos	Earl Plymouth Hewell Hall Redditch	Buildings		Cobley Hill				10	0	0	8	15	0
68		Green Thos	Earl Plymouth Hewell Hall Redditch	Agric Land		Cobley Hill	179	0	0	111	10	0	97	11	0
69	3	Dixon Hugh W	Earl Plymouth Hewell Hall Redditch	House & Garden		The Elbows				30	0	0	26	5	0
69		Dixon Hugh W	Earl Plymouth Hewell Hall Redditch	Buildings		The Elbows				4	0	0	3	10	0
69		Dixon Hugh W	Earl Plymouth Hewell Hall Redditch	Agric Land		The Elbows	16	1	0	27	0	0	23	12	0
69		Dixon Hugh W	Earl Plymouth Hewell Hall Redditch	Agric Land		The Elbows				1	0	0	1	0	0
70	4	Payne P Marriott	Midland Railway Co Rates and Tax Office Derby	Gas & Water Mains		Tutnell & Cobley	2	3	0	2155	0	0	1416	0	0
71	5	James George	Wm Allbright Frederick Rd Edgbaston B'ham	House & Garden		Tutnell				28	0	0	24	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
71		James George	Wm Allbright Frederick Rd Edgbaston B'ham	Buildings		Tutnell				4	10	0	4	0	0
71		James George	Wm Allbright Frederick Rd Edgbaston B'ham	Agric Land		Tutnell	40	1	0	25	0	0	22	0	0
72	6	Plymouth Earl	Earl Plymouth	House Garden & Premises		Hewell Hall	31	1	0	600	0	0	510	0	0
73		Plymouth Earl	Earl Plymouth	Woods		Hewell	320	1	0	160	0	0	156	0	0
⁷		Plymouth Earl	Earl Plymouth	Tithe Rent Charge		Tutnell & Cobley				253	17	0	253	17	0
74		Plymouth Earl	Earl Plymouth	Buildings		Hewell Lane				25	0	0	21	5	0
75		Plymouth Earl	Earl Plymouth	Estate Offices		Hewell Lane				10	0	0	8	10	0
76		Plymouth Earl	Earl Plymouth	Agric Land		Hewell Lane	101	1	0	111	0	0	97	2	0
77		Plymouth Earl	Earl Plymouth	Agric Land		The Kennels	5	0	0	11	0	0	9	12	0
78		Plymouth Earl	Earl Plymouth	Agric Land		The Park	66	1	0	66	0	0	57	10	0
79	7	Green G John	Earl Plymouth	Agric Land		Hewell Park	133	3	0	100	0	0	87	10	0
80	8	Lambert Lionel F.	Earl Plymouth	House & Garden		Hewell Lane	2	0	0	40	0	0	34	0	0
81	9	Laugher Mary	Earl Plymouth	House & Garden		Hewell Lane				16	0	0	13	12	0
82	10	Cash Jos. Thos.	Earl Plymouth	Agric Land		Part of Tack Farm	20	0	0	20	0	0	19	10	0
83	11	Phyllips Emmanuel	Earl Plymouth	House & Garden		The Kennels				14	0	0	12	5	0
83		Phyllips Emmanuel	Earl Plymouth	Buildings		The Kennels				6	0	0	5	5	0
84 ⁸	12	Lambert Wm.	Earl Plymouth	Agric Land		Hewell Lane				6	0		6	0	
85	13	Heath Wm.	Earl Plymouth	Agric Land		Hewell Lane				6	0		6	0	

⁷ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.

⁸ The estimated extent for Assessment Numbers 84 and 85 are grouped together and given as 1a 1r 0p.

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
86	14	Lambert Wm.	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
87	15	Tustin Edward Thos	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
88	16	Archer Wm.	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
89	17	Hunt Edwin	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
90	18	Hinton Thos.	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
91	19	Such Harry	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
92	20	Harrison Henry	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
93	21	Taylor Robert	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
94	22	Rowles Frank	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
95	23	Hawkins Wm	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
96	24	Taylor Albert	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
97	25	Thornetts John	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
98	26	Collins Francis	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
99	27	Tustin Edwd.	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
100	28	Prescot John	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
101	29	Boulton Isaac E.	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
102	30	Warner John	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
103	31	Collins Francis	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
104	32	Tremlett Henry	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
105	33	Tremlett Arthur	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
106	34	Rowles Martin	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
107	35	White John	Earl Plymouth	Agric Land		Hewell Lane					6	0		6	0
108	36	Busby Jonathan	Earl Plymouth	Agric Land		Gorsey Lane		1	0		3	0		3	0
109	37	Duggins Wm.	Earl Plymouth	Agric Land		Gorsey Lane					4	0		4	0
110		Duggins Wm.	Earl Plymouth	Agric Land		Gorsey Lane					4	0		4	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
111	38	Holloday John	Earl Plymouth	Agric Land		Gorse Lane					4	0		4	0
112	39	Holloday Chas	Earl Plymouth	Agric Land		Gorse Lane					4	0		4	0
113	40	Jones Wm. & Others	Earl Plymouth	Agric Land		Blackwell		3	0	1	2	0	1	2	0
114	41	Richard Joseph	Earl Plymouth	Agric Land		Blackwell		1	0		7	0		7	0
115	42	Richard Alfred	Earl Plymouth	Agric Land		Blackwell		2	0		15	0		15	0
116	43	Grummett Walter	Earl Plymouth	Agric Land		Blackwell		2	0		15	0		15	0
117		Grummett Walter	Earl Plymouth	Agric Land		Blackwell		3	0	1	2	0	1	2	0
118	44	Clarke Albert	Earl Plymouth	Agric Land		Blackwell		1	0		7	0		7	0
119	45	Merriman Fredk.	Earl Plymouth	Agric Land		Blackwell		1	0		9	0		9	0
120	46	Bulwell Mark	Earl Plymouth	Agric Land		Blackwell	1	1	0	2	2	0	2	1	0
121	47	Merriman Fredk.	Earl Plymouth	Agric Land		Blackwell	1	0	0	1	10	0	1	9	0
122		Merriman Fredk.	Earl Plymouth	Agric Land		Blackwell	1	0	0	1	13	0	1	12	0
123	48	Perks Thos.	Earl Plymouth	House & Garden		Cobley Hill				6	10	0	5	4	0
123		Perks Thos.	Earl Plymouth	Buildings		Cobley Hill				1	0	0		17	0
123		Perks Thos.	Earl Plymouth	Agric Land		Cobley Hill	3	0	0	4	0	0	3	10	0
124	49	Spiers Henry	Earl Plymouth	House & Garden		Hewell Lane				25	0	0	21	5	0
125	50	Bellingham Clarence	Earl Plymouth	House & Garden		Brockhill				25	0	0	21	5	0
126	51	Tustin Edward Thos.	Earl Plymouth	House Shop & Garden		Broad Green				14	0	0	12	5	0
127	52	Tustin Edward Thos.	Earl Plymouth	Agric Land		Broad Green	3	3	0	9	0	0	7	17	6
128	53	Dixon Matthew	Earl Plymouth	House & Garden		Stoney Lane				35	0	0	31	12	6
128		Dixon Matthew	Earl Plymouth	Buildings		Stoney Lane				15	0	0	13	12	6
128		Dixon Matthew	Earl Plymouth	Agric Land		Stoney Lane	9	2	0						
128		Dixon Matthew	Earl Plymouth	Agric Land		Stoney Lane	135	0	0	159	15	0	139	15	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
129	53	Dixon Matthew Jun.	Earl Plymouth	House & Garden		Stoney Lane				50	0	0	42	10	0
129		Dixon Matthew Jun.	Earl Plymouth	Buildings		Stoney Lane				6	0	0	5	2	0
130	54	Dixon Thos. & Matthew	Sharpness New Docks Co: Gas St B'ham	House, Machine & Lime Kilns		Old Wharf				20	0	0	17	0	0
131		Dixon Thos. & Matthew	Sharpness New Docks Co: Gas St B'ham	Warehouse & Wharfs		New Wharf				15	0	0	12	15	0
132	55	Gilderthorpe Henry Jas	Misses Gaunt Alvechurch	House & Garden		Tutnell				30	0	0	25	10	0
132		Gilderthorpe Henry Jas	Misses Gaunt Alvechurch	Buildings		Tutnell				4	10	0	4	0	0
133	56	Taylor George	Earl Plymouth	House & Garden		Ox Leasows				25	0	0	21	17	0
133		Taylor George	Earl Plymouth	Buildings		Ox Leasows				12	0	0	10	10	0
133		Taylor George	Earl Plymouth	Agric Land		Ox Leasows	249	3	0	200	0	0	175	0	0
134	57	Cash Thos Edward	Earl Plymouth	House & Garden		Brockhill				25	0	0	21	17	0
134		Cash Jos. Henry	Earl Plymouth	Buildings		Brockhill				18	0	0	15	15	0
134		Cash Jos. Henry	Earl Plymouth	Agric Land		Brockhill	409	2	0	200	0	0	175	0	0
135	58	Howard Isaac	Earl Plymouth	House & Garden		Cobley Hill				8	0	0	7	0	0
135		Howard Isaac	Earl Plymouth	Buildings		Cobley Hill				3	0	0	2	12	0
135		Howard Isaac	Earl Plymouth	Agric Land		Cobley Hill	35	2	0	30	15	0	26	18	0
136	59	Taylor Charles	Earl Plymouth	House & Garden		Wheeley Farm				20	0	0	17	10	0
136		Taylor Charles	Earl Plymouth	Buildings		Wheeley Farm				15	0	0	13	2	6
136		Taylor Charles	Earl Plymouth	Pavillion		Wheeley Farm				1	0	0	0	17	0
136		Taylor Charles	Earl Plymouth	Agric Land		Wheeley Farm	358	0	0	212	10	0	186	0	0
136		Taylor Charles	Earl Plymouth	Agric Land		Barnt Green	16	1	0	16	10	0	14	10	0
137	60	Veale Wm.	Sharpness New Dock Co:	House & Garden		New Wharf				13	0	0	11	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
138	61	Hawkins Wm.	Sharpness New Dock Co:	House & Garden		New Wharf				13	0	0	11	0	0
139	62	Boulton Isac E.	Sharpness New Dock Co:	House & Garden		New Wharf				13	0	0	11	0	0
140	63	Rowles Frank	Sharpness New Dock Co:	House & Garden		New Wharf				13	0	0	11	0	0
141	64	Harrison Henry	Sharpness New Dock Co:	House & Garden		New Wharf				10	0	0	8	10	0
142	65	Plymouth Earl	Earl Plymouth	Agric Land		Old Wharf	4	2	0	7	0	0	6	16	0
143	66	Bate Henry	Earl Plymouth	House & Garden		Hewell Lane		2	0	14	0	0	11	18	0
144	67	Westover Alfred	Earl Plymouth	House & Garden		Hewell Lane		2	0	12	0	0	10	4	0
145	68	Penny John	Himself Jane Penny Bunbury Rd Northfield B'ham	House & Garden		Cobley Hill				8	0	0	6	8	0
146	69	Dixon Ralph	Earl Plymouth	House & Garden		Stoney Lane				30	0	0	26	5	0
146		Dixon Ralph	Earl Plymouth	Buildings		Stoney Lane				12	0	0	10	10	0
146		Dixon Ralph	Earl Plymouth	Agric Land		Stoney Lane	137	0	0	155	0	0	135	12	6
146		Dixon Ralph	Earl Plymouth	Agric Land		Puddles	9	2	0	20	10	0	18	0	0
146		Dixon Ralph	Earl Plymouth	Agric Land		Puddles	3	3	0	6	0	0	5	5	0
147	70	Hunt Edwin	Sharpness New Docks Co: Gas St B'ham	House Wharf & Garden		New Wharf				17	0	0	14	10	0
148	71	Knight Thos.	Earl Plymouth	House & Garden		Grange Wharf				7	0	0	6	2	0
148		Knight Thos.	Earl Plymouth	Buildings		Grange Wharf				2	0	0	1	15	0
148		Knight Thos.	Earl Plymouth	Agric Land		Grange Wharf	12	2	0	16	10	0	14	9	0
149	72	Dickens Revd. Chas. A.	Himself	House & Garden		The Vicarage	4	3	0	53	0	0	46	0	0
150	73	Moore John Exors.	Themselves	House & Garden		Tutnell				25	0	0	21	5	0
150		Moore John Exors.	Themselves	Buildings		Tutnell				10	0	0	8	15	0
150		Moore John Exors.	Themselves	Buildings		Tutnell				7	0	0	6	2	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
150		Moore John Exors.	Themselves	Agric Land		Tutnell	137	2	0	160	0	0	140	0	0
150		Moore John Exors.	Themselves	Agric Land		Tutnell	34	0	0	58	0	0	50	15	0
151		Moore John Exors.	Misses Gaunt Alvechurch	Agric Land		Tutnell	4	2	0	12	0	0	10	10	0
152		Moore John Exors.	Misses Gaunt Alvechurch	Agric Land		Tutnell	7	1	0	12	0	0	10	10	0
153		Moore John Exors.	Eliza Faulkner Stourbridge	Agric Land		Tutnell	1	1	0	3	0	0	2	18	0
154	74	Allsebrook Ann	Earl Plymouth	House & Garden		Blackwell				25	0	0	21	17	0
154		Allsebrook Ann	Earl Plymouth	Buildings		Blackwell				10	0	0	8	15	0
154		Allsebrook Ann	Earl Plymouth	Agric Land		Blackwell	75	3	0	34	0	0	29	15	0
155		Webb Robert E. & Wilks Wm.	Earl Plymouth	Agric Land		Blackwell	12	0	0	12	0	0	10	10	0
156	75	Green John G.	Earl Plymouth	House & Garden		Cherry Trees				20	0	0	17	10	0
156		Green John G.	Earl Plymouth	Buildings		Cherry Trees				10	0	0	8	15	0
156		Green John G.	Earl Plymouth	Agric Land		Cherry Trees	127	0	0	100	9	0	87	18	0
157	76	Frisby Ann	Earl Plymouth	House & Garden		Cherry Trees		1	0	13	0	0	11	1	0
157		Frisby Ann	Earl Plymouth	Steam Engine & Brickyard		Cherry Trees				20	0	0	16	0	0
157		Frisby Ann	Earl Plymouth	Agric Land		Cherry Trees	2	1	0	3	10	0	3	8	0
158	77	Taylor Eleanor	Earl Plymouth	House & Garden		Dust House				15	0	0	12	15	0
158		Taylor Eleanor	Earl Plymouth	Buildings		Dust House				5	0	0	4	0	0
158		Taylor Eleanor	Earl Plymouth	Agric Land		Dust House	53	0	0	33	10	0	29	10	0
159 ⁹	78	Pelford Thos.	Mrs Richard Peyton Augustus Rd Edgbaston	House & Garden		Cattes Poole				20	0	0	17	10	0

⁹ In Kellys Directory for 1912 (p.269), the farmer at Cattespool is named as Thomas Petford.

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
159		Pelford Thos.	Mrs Richard Peyton Augustus Rd Edgbaston	Buildings		Cattes Poole				7	0	0	6	2	0
159		Pelford Thos.	Mrs Richard Peyton Augustus Rd Edgbaston	Agric Land		Cattes Poole	99	3	0	80	0	0	70	0	0
160	79	Clark Wm Rept:	Sharpness New Dock Co:	House & Garden		New Wharf				4	0	0	3	4	0
161	80	Whitmore Alfred	Earl Plymouth	House & Garden		Plymouth Arms				20	0	0	17	10	0
161		Whitmore Alfred	Earl Plymouth	Buildings		Plymouth Arms				7	0	0	6	2	0
161		Whitmore Alfred	Earl Plymouth	Agric Land		Plymouth Arms	19	0	0	23	0	0	20	2	0
162	81	Price Mary	John Moore Tutnell Bromsgrove	House & Garden		Tutnell				22	10	0	19	14	0
162		Price Mary	John Moore Tutnell Bromsgrove	Agric Land		Tutnell	2	1	0	2	10	0	2	4	0
163	82	Heath Wm.	Himself	House & Garden		Old Wharf				4	0	0	3	5	0
164	83	Greaves Joseph	John Moore Tutnell	House & Garden		Tutnell				12	0	0	10	4	0
165	84	Jones Fredk G	Sharpness New Dock Co:	Machine Land Wharf Canal & Engine House		Tutnell & Cobley	28	3	0	45	0	0	43	17	0
166	85	French Herbert	Earl Plymouth	House & Garden		Weights Farm				17	0	0	14	10	0
166		French Herbert	Earl Plymouth	Buildings		Weights Farm				10	0	0	8	15	0
166		French Herbert	Earl Plymouth	Agric Land		Weights Farm	141	0	0	53	0	0	46	7	0
167	86	Burman Wm	Earl Plymouth	House & Garden		The Grange				30	0	0	25	10	0
167		Burman Wm	Earl Plymouth	Buildings		The Grange				12	0	0	10	10	0
167		Burman Wm	Earl Plymouth	Agric Land		The Grange	362	0	0	262	10	0	229	14	0
168	87	Neasom Wm.	Earl Plymouth	Agric Land		Part of Tack Farm	6	0	0	4	0	0	3	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
169	88	Walker Wm.	East Worc: Water Co: Wm. Walker Waterloo St B'ham	Land & Water Mains		from Broadgreen to Hewell				106	0	0	85	0	0
170	89	Postmaster General	Himself	Telephone Post & Wires		Tutnell & Cobley				6	0	0	5	17	0
171	90	Owen Charles	Earl Plymouth	Agric Land		Part of Tack Farm	7	2	0	6	0	0	5	5	0
172	91	Wadams Henry	Himself	Agric Land		Blackwell		2	0		15	0		15	0
173	92	Merriman Fredk.	Wm. James Wyatt The Mount Barnt Green	Agric Land		Blackwell		2	0		15	0		15	0
174		Merriman Fredk.	Wm. James Wyatt The Mount Barnt Green	Agric Land		Blackwell		2	0		15	0		15	0
175		Merriman Fredk.	Wm. James Wyatt The Mount Barnt Green	Agric Land		Blackwell		2	0		15	0		15	0
176	93	Joynes Sarah Ann	Thos. Furber Alvechurch	House & Garden		Blackwell				13	17	0	11	14	0
177	94	Dilke Arthur C.	Earl Plymouth	House & Garden		School House				10	0	0	8	10	0
178	95	Cooke Ernest Roden	John Cotton Sparkbrook B'ham	House & Garden		Dust House Lane				11	0	0	9	7	0
179	96	Wheelock John	Amy E Wynn Blackwell	House & Garden		Linthurst				10	0	0	8	10	0
180	97	Day Fredk. Thos.	Amy E Wynn Blackwell	House & Garden		Linthurst				10	0	0	8	10	0
181	98	Williams Richd.	Mrs Chapman Alcester	House & Garden		Linthurst		2	0	10	0	0	8	10	0
182	99	Tredgwell Ernest	Mrs Chapman Alcester	House & Garden		Linthurst				10	0	0	8	10	0
183	100	Dixon Matthew Junr.	Earl Plymouth	Golf Links		Linthurst				20	0	0	18	0	0
184	101	Dickens Revd. Chas. A.	Himself	Tithe Rent Charge attached to Benefice		Tutnell & Cobley				135	1	0	135	1	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
185	102	Wormington Richd.	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Hewell Lane Lodge				5	0	0	4	0	0
186		Tremlett Henry	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Hewell Lane				3	0	0	2	8	0
187		Tremlett Henry	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Hewell Lane				4	0	0	3	4	0
188		Collins Francis	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Hewell Lane				5	10	0	4	8	0
189		Hunt Frank	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Hewell Lane				4	0	0	3	4	0
190		Reeves John	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Blackwell Lodge				5	0	0	4	0	0
191		Wilkins George	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Cobley Hill				6	0	0	4	15	0
192		Smith Walter	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Cobley Hill				3	0	0	2	8	0
193		Broom Wm	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Puddles Lodge				4	0	0	3	4	0
194		Prosser Wm	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Dusthouse				5	0	0	4	0	0
195		Void	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Cobley Hill				3	0	0	2	8	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
196		Void	Lionel F Lambert Earl Plymouth Hewell Hall Redditch	Cottage & Garden		Grange				4	10	0	3	12	0
197	103	Shirley George	Earl Plymouth	Cottage & Garden		Shortwood				4	10	0	3	12	0
198		Roberts Edwin	Earl Plymouth	Cottage & Garden		Brockhill				4	0	0	3	4	0
199		Lacey Alfred	Earl Plymouth	Cottage & Garden		Brockhill				4	0	0	3	4	0
200	104	Healy Geo.	Earl Plymouth	Cottage & Garden		Blackwell				3	0	0	2	8	0
201		Sanders Geo.	Earl Plymouth	Cottage & Garden		Blackwell				3	0	0	2	8	0
202	105	Wilkins Arthur	Earl Plymouth	Cottage & Garden		Cobley Hill				4	0	0	3	4	0
203		Dalloway Geo.	Earl Plymouth	Cottage & Garden		Cobley Hill				3	0	0	2	8	0
204		Oakley Wm.	Earl Plymouth	Cottage & Garden		Cobley Hill				3	0	0	2	8	0
205	106	Mumford Thos.	Earl Plymouth	Cottage & Garden		Weights Farm				3	0	0	2	8	0
206	107	Holmes Geo.	Earl Plymouth	Cottage & Garden		Cobley Hill				6	0	0	4	16	0
207		Void	Earl Plymouth	Cottage & Garden		Ox Leasows				4	0	0	3	4	0
208		Hunt John	Earl Plymouth	Cottage & Garden		Ox Leasows				4	0	0	3	4	0
209		Swann Fredk	Earl Plymouth	Cottage & Garden		Shortwood				4	0	0	3	4	0
210		Void	Earl Plymouth	Cottage & Garden		Shortwood				4	0	0	3	4	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
211	108	Stanley George	Earl Plymouth	Cottage & Garden		The Grange				3	10	0	2	16	0
212		Stanley George Junr.	Earl Plymouth	Cottage & Garden		The Grange				3	10	0	2	16	0
213	109	Gleed Herbert	Earl Plymouth	Cottage & Garden		Cobley Hill				4	10	0	3	12	0
214		Burton George	Earl Plymouth	Cottage & Garden		Stoney Lane				4	10	0	3	12	0
215		King Thos.	Earl Plymouth	Cottage & Garden		Stoney Lane				4	10	0	3	12	0
216		Skill George	Earl Plymouth	Cottage & Garden		Stoney Lane				4	10	0	3	12	0
217	110	Randle Geo.	Mrs Peyton Augustus Rd Edgbaston	Cottage & Garden		Cattes Poole				4	0	0	3	4	0
218	111	Hains Richd.	Misses Gaunt Alvechurch	Cottage & Garden		Tutnell				8	0	0	6	8	0
219		Crumpton Alfred E	Misses Gaunt Alvechurch	Cottage & Garden		Tutnell				4	10	0	3	12	0
220	112	Skinner Leonard	Hugh Dixon Tardebigge Bromsgrove	Cottage & Garden		Hewell Lane				7	0	0	5	12	0
221		Beddows Louisa	Hugh Dixon Tardebigge Bromsgrove	Cottage & Garden		Hewell Lane				2	0	0	1	12	0
222		Powell Chas.	Hugh Dixon Tardebigge Bromsgrove	Cottage & Garden		Old Wharf				5	0	0	4	0	0
223	112	Byng John Wm.	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		New Wharf				7	0	0	5	12	0
224		Albert John	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		Nr Reservoir				4	10	0	3	12	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
225	113	Blount Henry		Cottage & Garden		Dust House				4	0	0	3	4	0
226		Twitty Maria		Cottage & Garden		Dust House				4	0	0	3	4	0
227	114	Passey Wm. Henry	Mrs. Wm. Allbright Frederick Rd. Edgbaston	Cottage & Garden		Tutnell				5	0	0	4	0	0
228	115	Giles Matthew	Henry Wadams Linthurst Bromsgrove	Cottage & Garden		Linthurst				9	0	0	7	13	0
229		Giles John	Henry Wadams Linthurst Bromsgrove	Cottage & Garden		Linthurst				9	0	0	7	13	0
230	116	Collins Charles	Earl Plymouth	Cottage & Garden		Dial House				3	10	0	2	16	0
231		Holladay John	Earl Plymouth	Cottage & Garden		Dial House				3	10	0	2	16	0
232	117	Edmunds Sidney	Earl Plymouth	Cottage & Garden		Cobley Hill				4	0	0	3	4	0
233		Wareing Wm.	Earl Plymouth	Cottage & Garden		Cobley Hill				4	0	0	3	4	0
234		Martin Wm.	Earl Plymouth	Cottage & Garden		Sidnalls				4	0	0	3	4	0
235		Holladay Chas.	Earl Plymouth	Cottage & Garden		Sidnalls				4	0	0	3	4	0
236		Holladay Edward	Earl Plymouth	Cottage & Garden		Sidnalls				4	0	0	3	4	0
237	118	Perks Henry	John Moore Tutnell Bromsgrove	Cottage & Garden		Hewell Lane				3	0	0	2	8	0
238		Benton Jas	John Moore Tutnell Bromsgrove	Cottage & Garden		Broad Green				4	0	0	3	4	0
239		Cox Thos.	John Moore Tutnell Bromsgrove	Cottage & Garden		Tutnell				4	10	0	3	12	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
240		Hinton Thos.	John Moore Tutnell Bromsgrove	Cottage & Garden		Tutnell				4	10	0	3	12	0
241		Warner Fredk	Mary Fawkner Colbournbrook Stourbridge	Cottage & Garden		Tutnell				6	0	0	4	16	0
242	119	Joynes Matthew	Thos. Furber Alvechurch	Cottage & Garden		Linthurst				9	8	0	8	0	0
243		Clissett A. G.	Thos. Furber Alvechurch	Cottage & Garden		Linthurst				9	8	0	8	0	0
244 ¹⁰		Smith Albert	Thos. Furber Alvechurch	Cottage & Garden		Linthurst				8	0	0	6	8	0
245		Cox Charles	Thos. Furber Alvechurch	Cottage & Garden		Linthurst				9	8	0	8	0	0
246		Wood Abel	Thos. Furber Alvechurch	Cottage & Garden		Linthurst				8	0	0	6	8	0
247		Garfield Frank	Thos. Furber Alvechurch	Cottage & Garden		Linthurst				8	0	0	6	8	0
248	120	Allwood Wm.	Earl Plymouth	Cottage & Garden		Broad Green				4	0	0	3	4	0
249		Gibbs Jas.	Earl Plymouth	Cottage & Garden		Broad Green				4	0	0	3	4	0
250	121	Prentice Emma	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		Old Wharf				3	0	0	2	8	0
251		Tustin Eliza	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		Old Wharf				9	0	0	7	13	0
252		Such Henry	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		New Wharf				5	10	0	4	8	0
253		Carter Thos.	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		New Wharf				4	10	0	3	12	0

¹⁰ The estimated extent for Assessment Numbers 244 to 247 inclusive is given as 1 rood.

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
254		Archer Wm.	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		New Wharf				4	10	0	3	12	0
255		Colledge Leonard Geo.	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		New Wharf				5	10	0	4	8	0
256		Colledge Thos.	Sharpness New Docks Co: Gas St B'ham	Cottage & Garden		New Wharf				6	0	0	4	16	0
468 ¹¹		Clark Wm.	Sharpness New Docks Gas St B'ham	Land		Tardebigge New Wharf									
469 ¹²		Windsor Lord	Lord Windsor	Manor		Tutnell & Cobley									
470 ¹³		Sharpness New Dock Co.	Lord Windsor	Canal Feeders		Stoney Lane Farm									
471 ¹⁴		Clark Wm.	Sharpness New Docks Co.	Land		Tardebigge Reservoir									
472		Dickens Revd. C.	Self	Surplice Fees											
¹⁵		Dickens Revd C	Self	Bounty Money Augmentations											
474	85	Sharpness New Docks Co.	Selves	Whs & Buildings		New Wharf				35	0	0	29	15	0
475	92	Nat: Telephone Co:	Selves	Posts & Wires		Tutnell & Cobley				30	0	0	15	0	0
476 ¹⁶		Tardebigge School Manager	Earl Plymouth	Schools		Tardebigge									
479	67		W Moreton Stanley			Bromsgrove				5	0	0	4	0	0
480		Mrs M. M. Cheape	Mrs. M. M. Cheape	Land		Tardebigge	22	0	0						

¹¹ Note added: not rated.

¹² Note added: not rated.

¹³ Note added: not rated.

¹⁴ Note added: not rated.

¹⁵ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.

¹⁶ Note added: not rated.

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	
481		C. Taylor	Earl Plymouth	Land		Blackwell Rd Barnt Green										
488		In hand	Earl Plymouth	Woods		Shortwood Rough	120	0	0							
489		In hand	Earl Plymouth	Woods		Andrews Copp.	4	0	0							
490		In hand	Earl Plymouth	Woods		Grange Farm	1	0	0							
491		In hand	Earl Plymouth	Woods		Scarfields Dingles	3	0	0							
492		Rev. Canon Dickens	Rev: Canon Dickens	Church		Tardebigg										
507		C. Taylor	Earl Plymouth	Land		Pt. Wheeley's Farm, Nr. Alvechurch	174	3	0							
511 ¹⁷		L M & S Railway Co		Weighing Machine & Office		Blackwell Station										

¹⁷ Note added: O. S. No. Pt 144.

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Appendix 5. References to other Land Valuation resources for Tutnall & Cobley

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Tutnall & Cobley.

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TNA: IR129/3/718, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIII 3, 1910.*

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TNA: IR129/4/196, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XXIII 2, 1910.*