

# **Data from the 1910 Land Valuation Survey for the parish of Conderton**



**Prepared by Ann Church, Gillian Ellis and Alan Wadsworth**

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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.<sup>1</sup> 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);

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<sup>1</sup> 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.

This booklet presents the data for the civil parish of Conderton: it has been taken from the summary book for the Income Tax Parishes of Conderton and Overbury.<sup>2</sup>

## 2. The parish of Conderton in 1910

The parish is located 6 miles north-east of Tewkesbury and 2½ miles east of Bredon on a geology described as ‘Charmouth Mudstone Formation’, extending to 800 acres. The resulting soils are a mixture of freely-draining lime-rich loamy soil, and lime-rich loamy and clayey soils with impeded drainage.<sup>3</sup>

When the census was carried out in 1911, the population of Conderton was 180 (94 males and 86 females): of the 44 properties recorded in the census, 39 were inhabited, whilst five were uninhabited.<sup>4</sup> From an agricultural viewpoint, there are no separate statistics available for the parish of Conderton for the year 1911. However, the acreage recorded for the parish of Overbury (3,436½ acres) exceeds those recorded in Kelly’s Directory for 1912 for Overbury (1,271) and Conderton (800) combined and therefore, it is likely that the statistics for Conderton are recorded within those for Overbury.<sup>5</sup> The main crops recorded for Overbury were wheat, turnips & swedes, oats, beans, barley and peas: 72% of the land was pastoral and 83% was within tenanted holdings.

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<sup>2</sup> WAAS: BA 8585/1/21, *Inland Revenue, Valuation Summary book for the parish of Conderton, Overbury, 1909-10*.

<sup>3</sup> Kelly’s Directory 1912, pp. 213-214. British Geological Survey, *Geology Viewer – Conderton, Worcestershire* [geologyviewer.bgs.ac.uk](https://geologyviewer.bgs.ac.uk) [accessed 14 May 2024]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Conderton, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 14 May 2024].

<sup>4</sup> TNA: RG78/948. *1911 Census Enumerator’s Summary Books. Gloucestershire. Tewkesbury. Registration Sub-District: Tewkesbury, including Civil Parish, Township or Place: Conderton*.

<sup>5</sup> Kelly’s Directory 1912, p. 213. TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911*.

### 3. Land and property in 1910 in the parish of Conderton

Of the 52 assessments with owners recorded in the Valuation Summary, 16 were owned by Sir R. B. Martin and 11 by G. F. Attwood: see Table 1. The same two individuals also held the majority of the land in the parish: this extended to 678 acres, 0 roods and 18 perches, representing 86% of the total parish acreage, as shown in Table 2.

Table 1: Number of assessments by landowner

Name	No. of assessments
Sir R. B. Martin	16
G. F. Attwood	11
Mrs. Romney	8
14 others with 3 or less assessments each	17
TOTAL	52

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
Sir R. B. Martin	410	1	28
G. F. Attwood	267	2	30
4 others with between 10 and 50 acres each	102	0	23
6 others with less than 10 acres each	7	3	1
TOTAL	788	0	2

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

Table 3: Assessments in excess of 50 acres

Occupier	Situation	Acreage		
		a	r	p
Percy F. Attwood	Conderton	254	2	37
Samuel Greaves	Conderton	218	1	0
Samuel Greaves	Conderton Hill	187	3	15

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

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	Lively, Henry	Attwood, G. F.	Cottage & Garden		Conderton				3	10	0	2	15	0
2	2	Ashwin, Bernard	Attwood, G. F.	Cottage & Garden		Conderton				3	12	0	2	17	0
3	3	Holmes, George	Attwood, G. F.	Cottage & Garden		Conderton				4	0	0	3	4	0
4	4	Stallard, Charles	Attwood, G. F.	Cottage & Garden		Conderton				2	10	0	2	0	0
5	5	Hussell, John	Attwood, G. F.	Cottage & Garden		Conderton				4	0	0	3	4	0
6	6	Stallard, Thomas	Attwood, G. F.	Cottage & Garden		Conderton				4	0	0	3	4	0
7	7	Andrews, Frederick	Attwood, G. F.	Cottage & Garden		Conderton				3	0	0	2	7	6
8	8	Musto, Ernest	Attwood, G. F.	Cottage & Garden		Conderton				3	0	0	2	7	6
9	9	Attwood, Percy F	Attwood, G. F.	House & Farm		Conderton	254	2	37	320	0	0	272	0	0
10	10	Barnett, Stephen	Attwood, G. F.	Cottage & Land		Conderton	12	0	18	25	10	0	21	10	0
11	11	Barnett, Wm.	Martin, Sir R. B.	Cottage & Garden		Conderton		2	23	4	0	0	3	4	0
12	12	Dyer, Wm.	Martin, Sir R. B.	Cottage & Garden		Conderton		2	23	4	0	0	3	4	0
13	13		Martin, Sir R. B.	Cottage & Garden		Conderton				5	10	0	4	7	6
14	14	Perks, Arthur	Martin, Sir R. B.	Cottage & Garden		Conderton		1	17	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
15	15		Martin, Sir R. B.	Cottage & Garden		Conderton				4	0	0	3	4	0
16	16	Case, Captain	Captain Case Beckford	House & Land		Conderton Hill	37	1	6	35	14	0	30	10	0
17	17	Teale, Edmund	Mrs. Jones Overbury	House & Orchard		Conderton	1	0	0	16	0	0	12	16	0
18	18	Wise, Albert	Mrs. Bayliss	House & shop		Conderton		1	0	4	5	0	3	7	6
19	19	Bayliss, Mrs.	Mrs. Bayliss	Cottage		Conderton			8	4	5	0	3	7	6
20	20	Sparkes, Elizabeth	Elizabeth Sparkes	Cottage & Garden		Conderton				3	12	0	2	17	0
21	21	Sparkes Sarah	Sarah Sparkes	Cottage & Garden		Conderton				3	12	0	2	17	0
22	22	Franklin, Mrs.	Sir R. B. Martin	House & Grounds		Manor House	2	2	1	96	10	0	77	5	0
23	23	Oldcorn, Wm.	Sir R. B. Martin	Cottage		Conderton				3	10	0	2	15	0
24	24	Barnett, Stephen	Mrs. Nind, Beckford	Land & Buildings		Sandfield	16	1	22	32	10	0	29	0	0
25	25	Barnett, Lee	Lee Barnett, Ashton Under Hill	House & Land		Sandfield	25	1	1	58	0	0	49	6	0
26	26	Greaves, Samuel	Sir R. B. Martin	House & Farm		Conderton	218	1	0	276	0	0	234	10	0
27	27	Greaves, Samuel	Sir R. B. Martin	Cottage & Garden		Conderton				3	10	0	2	15	0
28	28	Greaves, Samuel	Sir R. B. Martin	Cottage & Garden		Conderton			29	3	10	0	2	15	0
29	29	Nott, Frederick	Sir R. B. Martin	Cottage & Garden		Conderton				3	10	0	2	15	0
30	30	Turbefield, John	Mrs. Turbefield	Inn & Land		Conderton	1	0	37	30	0	0	24	0	0
31	31	Holmes, Henry	Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	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
32	32	Lane, Wm.	Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
33	33	Tennant, Joseph	Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
34	34	Deakin, Mrs.	Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
35	35		Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
36	36		Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
37	37		Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
38	38		Mrs. Romney St Andrew Road Great Malvern	Cottage & Garden		Conderton				3	10	0	2	15	0
39	39	Martin, Sir R. B.	Tewkesbury Rural Dist. Council	Quarry		Conderton Hill	2	0	0	1	5	0	1	3	0
40	40	Barnett, Stephen	Mrs. Nind	Cottage & Garden		Conderton				4	0	0	3	4	0
41	41	Barnett, Stephen	Mrs. Nind	Cottage & Garden		Conderton		2	1	4	16	0	3	12	0
42	42	Higgins, George	Exors. of T. New. Byrch & Cox Evesham	House & Shop		Conderton		1	0	12	0	0	9	10	0
42	43	Higgins, George	Exors. of T. New. Byrch & Cox Evesham	Orchard		Conderton	2	3	26	26	0	0	24	0	0
43	44	Nichols Charles	Sir R. B. Martin	Cottage & Orchard		Conderton				7	10	0	6	0	0
44	45	Nichols Leonard	Mr Jonathan Bayliss Ashton under Hill	Cottage & Garden		Conderton			10	6	16	0	5	5	0
45	46	Greaves, Samuel	Sir R. B. Martin	Glebe Farm & House		Conderton Hill	187	3	15	53	0	0	44	17	6
46	47	Barnett, Stephen	G. F. Attwood	Orchard		Conderton		3	15	3	15	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
47	48	Richardson, Thomas	Rev. Canon Glynn	Land & Buildings		Conderton	22	2	33	25	0	0	21	5	0
48 <sup>6</sup>		P. F. Attwood	T. H. Attwood Conderton	Land & Building		Conderton									
49 <sup>7</sup>		Sir R. B. Martin	Sir R. B. Martin	Field		Bredon Hill 140									
50 <sup>8</sup>		Various	Sir R. B. Martin	Garden		Ord. 16									
51 <sup>9</sup>		Sir R. B. Martin	Sir R. B. Martin	Small Coppice		Ord. 60									
52 <sup>10</sup>		John Turberfield	Mrs A. M Turberfield	Orchard		Near Conderton Manor									

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<sup>6</sup> Note added: (Included in No 9).

<sup>7</sup> The number 140 in the Situation column probably refers to the related Ordnance Survey field number.

<sup>8</sup> The term Ord. in the Situation column probably refers to the related Ordnance Survey field number.

<sup>9</sup> The term Ord. in the Situation column probably refers to the related Ordnance Survey field number.

<sup>10</sup> Note added: (Particulars in 30).

## Appendix 2. Index of Owners

Attwood, G. F. 1-10, 46	New, T., Exors. 42
Attwood, T. H. 48	Nind, Mrs. 24, 40-41
Barnett, Lee 25	Romney, Mrs. 31-38
Bayliss, Mr. Jonathan 44	Sparkes, Elizabeth 20
Bayliss, Mrs. 18-19	Sparkes, Sarah 21
Case, Captain 16	Tewkesbury Rural District Council 39
Glynn, Rev. Canon 47	Turbefield, Mrs. 30
Jones, Mrs. 17	Turberfield, Mrs. A. M. 52
Martin, Sir R. B. 11-15, 22-23, 26-29, 43, 45, 49-51	

## Appendix 3. Index of Occupiers

Andrews, Frederick 7	Greaves, Samuel 26-28, 45	Oldcorn, Wm. 23
Ashwin, Bernard 2	Higgins, George 42	Perks, Arthur 14
Attwood, P. F. 48	Holmes, George 3	Richardson, Thomas 47
Attwood, Percy F. 9	Holmes, Henry 31	Sparkes, Elizabeth 20
Barnett, Lee 25	Hussell, John 5	Sparkes, Sarah 21
Barnett, Stephen 10, 24, 40-41, 46	Lane, Wm. 32	Stallard, Charles 4
Barnett, Wm. 11	Lively, Henry 1	Stallard, Thomas 6
Bayliss, Mrs. 19	Martin, Sir R. B. 39, 49, 51	Teale, Edmund 17
Case, Captain 16	Musto, Ernest 8	Tennant, Joseph 33
Deakin, Mrs. 34	Nichols, Charles 43	Turbefield, John 30
Dyer, Wm. 12	Nichols, Leonard 44	Turberfield, John 52
Franklin, Mrs. 22	Not stated 13, 15, 35-38	Various 50
	Nott, Frederick 29	Wise, Albert 18

## Appendix 4. Index of Places

Bredon Hill 49	Conderton Hill 16, 39, 45	Ord. 16 50
Conderton 1-15, 17-21, 23, 26-38, 40-44, 46-48	Manor House 22	Ord. 60 51
	Near Conderton Manor 52	Sandfield 24-25

## **Appendix 5. References to other Land Valuation resources for Conderton**

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/12, *Forms 37 – Land, Conderton, Cow Honeybourne [in Honeybourne], Church Honeybourne [in Honeybourne], Church Lench, North Claines, 1910-15.*

### Field Books

TNA: IR58/93385, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Conderton Assessment No. 1-52, 1910.*

### Record Maps

TNA: IR129/3/968, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVIII 16, 1910.*

TNA: IR129/3/977, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIX 9, 1910.*

TNA: IR129/3/981, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIX 13, 1910.*

TNA: IR129/3/1017, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LV 4, 1910.*

TNA: IR129/3/1021, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LV 8, 1910.*

TNA: IR129/3/1026, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LVI 1, 1910.*

TNA: IR129/3/1030, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LVI 5, 1910.*