

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



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Front cover image: Remains of Dowles railway bridge over the River Severn in May 2008
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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);
- 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

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

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 Dowles: the valuation summary for the parish is to be found at the beginning of the summary book for the Income Tax Parish of Doverdale which covers the civil parishes of Doverdale, Hampton Lovett, Salwarpe and Westwood.² Dowles is its own Income Tax Parish.

2. The parish of Dowles in 1910

The parish is located 3½ miles from Kidderminster on the west side of the river Severn on a geology described as a mixture of ‘Pennine Coal Measures group – Mudstone, siltstone and sandstone’, and ‘Etruria Formation – Sandstone’ extending to 683 acres, of which 143 are woodland. The resulting soils are freely-draining slightly-acid loamy soils, with freely-draining floodplain soils, alongside the River Severn.³

When the census was carried out in 1911, the population of Dowles was 73 (31 males and 42 females): of the 24 properties recorded in the census, 18 were inhabited, and six 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 486 acres, of which 93½ were arable, and 392½ acres (81% of the total) were grassland: there was also 24½ acres of orchards, all of which were counted under permanent grassland. Of the 10 agricultural holdings in the parish, 9 were tenanted properties covering 257¾ acres (53% of the total): the single owner-occupier farm extended to 228¾ acres. The main arable crops were wheat, oats, mangolds, and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 128 cattle and 299 sheep were kept.⁵

² WAAS: BA 8585/1/31, *Inland Revenue. Valuation Summary book for the parish of Doverdale, Hampton Lovett, Salwarpe, Westwood, 1909-10.*

³ Kelly’s Directory 1912, p. 73. British Geological Survey, *Geology Viewer – Dowles, Worcestershire* www.geologyviewer.bgs.ac.uk [accessed 13 February 2024]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Dowles, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 13 February 2024].

⁴ TNA: RG78/1075. *1911 Census Enumerator’s Summary Books. Worcestershire. Kidderminster. Registration Sub-District: Bewdley, including Civil Parish, Township or Place: Dowles (part).*

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, 27; Oats 24¼; Mangolds, 13; Beans, 11½. Orchard acreages: Apples, 10; Cherries, 9; Pears, 3; Other kinds, 2½.

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

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

- Two variations of owner names, *Rev. J. Tonks* and *Rev. Jos. Tonks* are shown in Appendix 1: both are taken to be the Rev. Joseph Tonks, who is listed in Kellys 1912 directory as the holder of the rectory of Dowles since 1891. The listing in Appendix 2 shows *Tonks, Rev. Joseph* for both variations;⁶
- Two variations of situation, *Dowles Rd* and *Dowles Road* are shown in Appendix 1: the listing in Appendix 4 shows *Dowles Road* for both of these variations;
- The owner name *Gt Western Railway* shown in Appendix 1 has been standardised to *Great Western Railway* in Appendix 2.

Of the 22 assessments with owners recorded in the Valuation Summary, 5 were owned by Peter Adams of Kidderminster: Table 1 shows the distribution of numbers of assessments between other landowners

Table 1: Number of assessments by landowner

Name	No. of assessments
Peter Adams	5
Jas. Woodhouse	3
Rev. Joseph Tonks	3
A. M. Blanchford	2
9 others with one assessment each	9
TOTAL	22

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
J. L. Gibbons	234	3	0
Jas. Woodhouse	232	3	30
Peter Adams	97	3	9
John Hickman	18	3	20
5 others with less than 10 acres each	25	0	20
TOTAL	609	1	39

Those assessments with more than 25 acres of land are listed in Table 3.

Table 3: Assessments in excess of 25 acres

Occupier	Situation	Acreage		
		a	r	p
J. L. Gibbons	Hill Farm	234	3	0
Wm. Langley	Dowles Farm	132	3	30
Joseph Trow	Grove Farm	44	1	16
John Colledge	Pageetts Hill	30	2	32

⁶ Kelly's Directory 1912, p. 73. Rev. Joseph Tonks is noted in Kelly's as residing at 2 Dowles Road, Bewdley: see Assessment Number 998.

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

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
167 ⁷	126	Saunders, A. R. H.	Gt Western Railway	Station & Sidings		Cleobury Mortimer	2 Miles	4 yds		100	0	0	85	0	0
520 ⁸	1	Colledge John	Peter Adams Kidder	House		Pagetts Hill				12	0	0	10	5	0
520		Colledge John	Peter Adams Kidder	Building		Pagetts Hill				7	0	0	6	0	0
520		Colledge John	Peter Adams Kidder	Land		Pagetts Hill	30	2	32	32	15	0	30	5	0
523	4	Marlow Jas	Peter Adams Kidder	Garden		nr Toll Gate		1	1	2	0	0	2	0	0
524	5	Von der Hyde Eliz.	James Marlow Bewdley	House & Gdn		Dowles Croft	2	3	34	30	0	0	26	5	0
526	7	Langley Wm.	Jas Woodhouse, Lawnside, Bearswood Rd., Smethwick.	House		Dowles Farm				25	0	0	21	5	0
526		Langley Wm.	Jas Woodhouse, Lawnside, Bearswood Rd., Smethwick.	Building		Dowles Farm				16	0	0	13	12	6
526		Langley Wm.	Jas Woodhouse, Lawnside, Bearswood Rd., Smethwick.	Land		Dowles Farm	132	3	30	80	0	0	74	0	0
528	9	Woodhouse Josh.	Jas Woodhouse, Lawnside, Bearswood Rd., Smethwick.	Wood & Sporting		Dowles Farm	94	0	0	28	0	0	27	5	0
531	12	Mills Jas	Jas Woodhouse, Lawnside, Bearswood Rd., Smethwick.	House & Gdn		Mills	6	0	0	4	10	0	3	12	6

⁷ This entry appears on a single sheet headed 'Parish of Cleobury Mortimer', with a sub-heading of 'DOWLES'.

⁸ This is actually Patchett's Hill. Kellys 1912 Directory, p.73. See also Assessment Number 559.

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
532	13	Mills Jas	Jas H. Woodhouse	House & Gdn		Mill				8	10	0	6	10	0
533	14	Coldrick John	Peter Adams Kidder	House		Dowles Rd				5	0	0	4	5	0
533		Coldrick John	Peter Adams Kidder	Land		Dowles Rd	21	0	0	15	0	0	13	7	6
534	15	Elliott J. S.	J. S. Elliott	Wood & Sporting		Dowles Rd	4	0	0	1	0	0	1	0	0
534		Elliott J. S.	J. S. Elliott	Manor House						30	0	0	25	10	0
536	17	Gardner Wm.	John Hickman The Firs Gospel End Sedgley.	Brick Yard		Severn Side				30	0	0	25	10	0
536		Gardner Wm.	John Hickman The Firs Gospel End Sedgley.	Land		Severn Side	18	3	20	36	0	0	33	5	0
538	19	Parsons Phillip	Bewdley Gas Co	The Cottage		near Gas Works				5	0	0	4	0	0
539	20	Oakes Joseph	A. M. Blanchford The Riddings Wribbenhall	Timber Yard		near Gas Works	1	0	8	2	0	0	2	0	0
539		Oakes Joseph	A. M. Blanchford The Riddings Wribbenhall	Land		Dowles Rd	5	2	0	15	10	0	14	17	6
540	21	Strange Harriet F.	A. M. Blanchford The Riddings Wribbenhall	Cott & Gdn		Dowles Rd			18	5	7	6	4	17	6
543	22	Gibbons J. L.	J. L. Gibbons	Land		Hill Farm	234	3	0	1600	0	0	148	0	0
547	26	Llyons Wm.	Parish Council	The Pound & Land		Dowles Road					5	0		5	0
549	28	Invicta Hop Ale Co	Rev Jos. Tonks Bewdley	Glebe Farm		Dowles Road	4	1	10	10	0	0	9	5	0
556	34	Trow Joseph	Peter Adams Kidder	House & Bldg		Grove Farm				15	0	0	12	15	0
556		Trow Joseph	Peter Adams Kidder	Land		Grove Farm	44	1	16	46	0	0	42	10	0
556		Trow Joseph	Peter Adams Kidder	Land		Grove Farm	1	2	0	1	0	0	1	0	0
559	37	Oakes	Peter Adams Kidder	Allotments		Patchett's Hill				2	0	0	1	17	6
996		Rector & Churchwardens	per Rev. J. Tonks, Dowles Rd., Bewdley	St Andrew's Church		Dowles		2	39						

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
997		T. Gardner	J. Hickman The Firs Gospel End, Sedgeley	Land		Dowles	4	1	6						
998		Hunter	Rev. J. Tonks 2 Dowles Rd. Bewdley	Land		Dowles	2	0	25						

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Appendix 5. References to other Land Valuation resources for Dowles

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Dowles.

Field Books

TNA: IR58/61236, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire. Dowles. Assessment No. 167-998, 1910.*

Record Maps

TNA: IR129/4/77, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire VII 12, 1910.*

TNA: IR129/4/80, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire VII 16, 1910.*

TNA: IR129/4/89, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire VIII 9, 1910.*

TNA: IR129/4/93, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire VIII 13, 1910.*

TNA: IR129/4/134, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XIV 1, 1910.*