

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



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Front cover image: Cummins Farm, Hindlip viewed from Hindlip Lane in September 2007
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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 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);

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.

This booklet presents the data for the civil parish of Hindlip: it has been taken from the summary book for the Income Tax Parish of the same name.²

2. The parish of Hindlip in 1910

The parish is located 3 miles north-east of Worcester and 4 miles south-west of Droitwich on a geology described as ‘Sidmouth Mudstone Formation’, extending to 1,355 acres. The resulting soils are primarily slightly-acid loamy and clayey soils with impeded drainage; freely-draining, slightly-acid loamy soils; loamy and clayey floodplain soils with naturally high groundwater; and some unclassified.³

When the census was carried out in 1911, the population of Hindlip was 179 (99 males and 80 females): of the 50 properties recorded in the census, 45 were inhabited, four were uninhabited, and one was 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 1,376¼ acres, of which 356¾ were arable, and 1,019½ acres (74% of the total) were grassland: there was also 58 acres of orchards, all of which were counted under permanent grassland. Of the eight agricultural holdings in the parish, seven were tenanted properties covering 973¼ acres (71% of the total). The main arable crops were wheat, beans, oats, mangolds, and turnips & swedes, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 344 cattle and 534 sheep were kept.⁵

² WAAS: BA 8585/1/51, *Inland Revenue. Valuation Summary book for the parish of Hindlip, 1909-10.*

³ Kelly’s Directory 1912, pp. 141-142. British Geological Survey, *Geology Viewer app – Hindlip, Worcestershire* [accessed 14 August 2024]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Hindlip, Worcestershire* [accessed 14 August 2024].

⁴ TNA: RG78/1086. *1911 Census Enumerator’s Summary Books. Worcestershire. Droitwich. Registration Sub-District: Ombersley, including Civil Parish, Township or Place: Hindlip.*

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, 136¼; Beans, 88¼; Oats 54; Mangolds, 25; Turnips & Swedes, 18. Orchard acreages: Apples, 13¼; Cherries, 2; Other kinds, 42¼.

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

Of the 59 assessments with owners recorded in the Valuation Summary, 48 were owned by Lord Hindlip: as Lord of the Manor, he also owned the majority of the land in the parish in terms of acreage (see Table 2).

Table 1: Number of assessments by landowner

Name	No. of assessments
Lord Hindlip	48
Robert Berkeley	5
4 others with 3 or less assessments	6
Not stated	1
TOTAL	60

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

Table 2: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Lord Hindlip	1288	0	2
Robert Berkeley	50	0	31
Sharpness Docks	11	0	34
T. E. Quarrell	10	2	31
Rev. F. W. Wallis	8	3	20
Alice Ellen Sayers	0	0	38
TOTAL	1369	0	36

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
G. H. Gerard	Offerton	371	0	0
Capt. W. K. Peake	Court Farm	316	3	0
Wm. Allington	Cummins Farm	179	3	0
P. Cartridge	Upper Smite Farm	156	1	0
Frank Golledge	Lower Smite Farm	141	1	0

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

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	Berkeley Robt	Berkeley Robt Spetchley Park Worcester	Woodlands		Congill	3	1	16	4	2	3	4	0	0
2	2	Kite Mrs B	Berkeley Robt Spetchley Park Worcester	Cottage		Poplar Beds		1	0	5	0	0	3	15	0
3	3	Pool Isaac	Berkeley Robt Spetchley Park Worcester	Cottage		Poplar Beds		1	2	5	10	0	4	0	0
4	4	Purnell A B	Berkeley Robt Spetchley Park Worcester	Land		Hindlip	23	2	25	18	5	0	16	10	0
5	5	Betteridge W	Berkeley Robt Spetchley Park Worcester	Land		Hindlip	22	2	28	17	5	0	15	10	0
6	6	Quarrell T. E.	Quarrell T. E. Upper Wick Worcester	Land		Poppy Bank		1	4		5	0		5	0
7	7	Hartwright Hy:	Hartwright Hy: Quarrell T. E. Upper Wick Worcester	Land		Oldfields	10	1	27	10	0	0	9	0	0
8	8	Hindlip Lord	Hindlip Lord	Mansion Ho:		Hindlip Hall	20	2	18	323	0	0	276	0	0
9	9	Hindlip Lord	Hindlip Lord	Cottage		Hindlip Hall				8	0	0	6	0	0
10	10	Hindlip Lord	Hindlip Lord	Plantation		Hindlip Hall	37	3	16	20	0	0	19	0	0
11	11	Peake Capt W K	Hindlip Lord	House		Court Farm				46	15	0	37	10	0
11	12	Peake Capt W K	Hindlip Lord	Building		Court Farm			25	23	5	0	18	10	0
11	13	Peake Capt W K	Hindlip Lord	Land		Court Farm	316	3	0	445	5	0	400	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
12	14	Horniblow Geo:	Hindlip Lord	Cott: & Gdn		Hindlip				6	0	0	4	10	0
13	15	Sargeant Hy:	Hindlip Lord	Cott: & Gdn		Hindlip				5	0	0	3	15	0
14	16	Matthews John	Hindlip Lord	Cott: & Gdn		Spellis Farm				5	0	0	3	15	0
15	17	Cooper F K	Lord Hindlip	Cottage & Gdn		Spellis Green			29	5	0	0	3	15	0
16	18	Colley Christopher	Lord Hindlip	Cottage & Gdn		Foredraught			22	3	10	0	2	10	0
17	19	Dyson Thos	Lord Hindlip	Cottage & Gdn		Foredraught			22	3	10	0	2	10	0
18	20	Davis M	Lord Hindlip	Cottage & Gdn		Foredraught			12	5	10	0	4	0	0
19	21	Isull Geo	Lord Hindlip	Land		Foredraught	1	1	0	2	0	0	2	0	0
20	22	Pugh Edwd	Lord Hindlip	Cott: & Garden		Marlbank			9	5	0	0	3	15	0
21	23	Pugh Edwd	Lord Hindlip	Land		Marlbank	2	2	30	2	0	0	2	0	0
22	24	Moule. J	Lord Hindlip	Cott: & Gdn		Smite Hill		1	20	5	0	0	3	15	0
23	25	Holden Wm	Lord Hindlip	Cott: & Gdn		Court Farm			20	6	0	0	4	10	0
24	26	Duncombe F W	Lord Hindlip	Cott: & Gdn		Court Farm			20	6	0	0	4	10	0
25	27	Smith Sydney	Lord Hindlip	Cott: & Gdn		Court Farm			20	6	0	0	4	10	0
26	28	Dingley M	Lord Hindlip	Cott: & Gdn		Court Farm			20	6	0	0	4	10	0
27	29	Hudson Jas:	Lord Hindlip	Cott: & Gdn		Cummins Cott:			20	5	0	0	3	15	0
28	30	Pitt Thos	Lord Hindlip	Cott: & Gdn		Cummins Cott:			20	5	0	0	3	15	0
29	31	Brown Thos	Lord Hindlip	Cott: & Gdn		Offerton			18	4	0	0	3	0	0
30	32	Finch F	Lord Hindlip	Cott: & Gdn		Offerton			30	4	0	0	3	0	0
31	33		Lord Hindlip	Cott: & Gdn		Offerton			20	4	0	0	3	0	0
32	34	Weaver Wm	Lord Hindlip	Cott: & Gdn		Offerton			29	4	0	0	3	0	0
33	35	Morris Robt	Lord Hindlip	Cott: & Gdn		Hindlip Common			7	6	0	0	4	10	0
34	36	Morris Robt	Lord Hindlip	Land		Hindlip Common	4	1	0	6	0	0	5	10	0
35	37	Powell Hy	Lord Hindlip	Cott & Garden		Pershire Lane			5	5	0	0	3	15	0
36	38	Kettle John	Lord Hindlip	Cott & Garden		Pershire Lane			5	5	0	0	3	15	0
37	39	Harper Arthur	Lord Hindlip	Cott & Garden		Pershire Lane			5	5	0	0	3	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
38	40	Thornboro J E	Lord Hindlip	Cott & Garden		Pershire Lane			5	5	0	0	3	15	0
39	41	Ball F B	Lord Hindlip	Cott & Garden		Smite Hill			20	7	10	0	5	10	0
40	42	Hemming Wm	Lord Hindlip	Cott & Garden		Smite Hill			12	5	0	0	3	15	0
41	43	Phillips Chas	Lord Hindlip	Cott & Garden		Smite Hill			30	5	0	0	3	15	0
42	44	Oliver	Lord Hindlip	Cott & Garden		Smite Hill			30	5	0	0	3	15	0
43	45	Allington Wm	Lord Hindlip	House		Cummins Farm				23	5	0	18	10	0
43	46	Allington Wm	Lord Hindlip	Buildings		Cummins Farm			13	11	15	0	8	10	0
43	47	Allington Wm	Lord Hindlip	Land		Cummins Farm	179	3	0	174	15	0	157	10	0
44	48	Wyatt A D	Lord Hindlip	Beer House		Cold Harbour				6	15	0	5	10	0
44	49	Wyatt A D	Lord Hindlip	Buildings		Cold Harbour			27	3	5	0	2	10	0
44	50	Wyatt A D	Lord Hindlip	Land		Cold Harbour	11	2	0	20	0	0	18	0	0
45	51	Bayley: L	Lord Hindlip	House		The Sling			30	15	0	0	12	10	0
46	52	Woodyatt. C.	Lord Hindlip	Land		Pt Spellis Farm	6	3	8	8	10	0	7	10	0
47	53	Hemming Geo:	Lord Hindlip	Cott: & Gdn		Smite Hill			12	5	0	0	3	15	0
48	54	Allotment Tenants	Lord Hindlip	Land		Oldfields	5	1	10	5	10	0	5	0	0
49	55	Cartridge P	Lord Hindlip	House		Upper Smite Farm				26	0	0	21	0	0
49	56	Cartridge P	Lord Hindlip	Buildings		Upper Smite Farm		1	27	13	0	0	10	10	0
49	57	Cartridge P	Lord Hindlip	Land		Upper Smite Farm	156	1	0	60	5	0	54	0	0
50	58	Golledge Frank	Lord Hindlip	House		Lower Smite Farm				26	0	0	21	0	0
50	59	Golledge Frank	Lord Hindlip	Buildings		Lower Smite Farm			34	13	0	0	10	10	0
50	60	Golledge Frank	Lord Hindlip	Land		Lower Smite Farm	141	1	0	84	5	0	76	0	0
51	61	Wallis Revd F W	Wallis Revd F. W.	House & Land		The Rectory	1	3	30	41	0	0	35	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
51	62	Wallis Revd F W	Wallis Revd F. W.	Land		Churchyard			30						
52	63	Woodyatt C	Wallis Revd F. W.	Land		Glebe Land	6	3	0	10	10	0	9	0	0
⁶	64	Wallis Revd F W	Wallis Revd F. W.	Tithe		Hindlip				127	15	0	114	0	0
53	65	Sharpness Docks	Sharpness Docks	Canal		Hindlip	11	0	34	24	12	0	21	0	0
54	66	Sayers Geo:	Sayers Geo: Alice Ellen	Cott & Gdn		Smite Hill			38	5	0	0	3	15	0
⁷	67	Ward Rev. P.	Ward Rev P	Tithe		Pt Warndon				22	15	0	20	0	0
⁸	68	Hooper J H	St Oswalds	Tithe		Hindlip				15	0	0	13	10	0
55	69	Gerard G H	Lord Hindlip	House		Offerton				26	0	0	21	0	0
55	70	Gerard G H	Lord Hindlip	Buildings		Offerton			30	20	0	0	16	0	0
55	71	Gerard G H	Lord Hindlip	Land		Offerton	371	0	0	242	15	0	218	10	0
56	72	Wasteland	Lord Hindlip	Land		Hindlip	28	0	2						
⁹	73	Wakeman Sir. O.	Wakeman Sir. O.	Tithe		Hindlip				15	5	0	13	10	0
57	74	Salisbury Jas	Lord Hindlip	Cottage & Gdn		Gas: Ho: Cotts			10	5	0	0	3	15	0
58	75	Davis Harvey	Lord Hindlip	Cottage & Gdn		Gas: Ho: Cotts			10	5	0	0	3	15	0
59	76	Salisbury Joseph	Lord Hindlip	Cottage & Gdn		Gas: Ho: Cotts			10	5	0	0	3	15	0
60				Church											

⁶ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.

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

⁸ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.

⁹ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.

Appendix 2. Index of Owners

Berkeley, Robt. 1-5

Hartwright, Hy. 7

Hindlip, Lord 8-50, 55-59

Not stated 60

Quarrell, T. E. 6-7

Sayers, Alice Ellen 54

Sayers, Geo. 54

Sharpness Docks 53

Wallis, Rev. F. W. 51-52

Appendix 3. Index of Occupiers

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Berkeley, Robt. 1	Moule, J. 22
Betteridge, W. 5	Not stated 31, 60
Brown, Thos. 29	Oliver 42
Cartridge, P. 49	Peake, Capt. W. K. 11
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Poppy Bank 6
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Sling, The 45
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Spellis Farm, Pt. 46
Spellis Green 15
Upper Smite Farm 49

Appendix 5. References to other Land Valuation resources for Hindlip

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/23 *Forms 37 – Land, Hanbury, Hindlip, Hillhampton, Harvington, Himbleton, 1910-15.*

Field Books

TNA: IR58/93544 *Board of Inland Revenue Valuation Office: Field Books. Worcester. Hindlip Assessment No. 1-60, 1910.*

Record Maps

TNA: IR129/3/760, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXVIII 12, 1910.*

TNA: IR129/3/764, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXVIII 16, 1910.*

TNA: IR129/3/773, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 9, 1910.*

TNA: IR129/3/774, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 10, 1910.*

TNA: IR129/3/777, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 13, 1910.*

TNA: IR129/3/778, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 14, 1910.*