

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



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**Front cover image:** Chapel Farm, Netherton in December 2018

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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 Netherton: it has been taken from the summary book for the Income Tax Parish of Charlton which covers the civil parishes of Charlton, Cropthorne, and Netherton.<sup>2</sup>

## 2. The parish of Netherton in 1910

The civil parish, and hamlet of the same name, is located ¼ mile east of Elmley Castle, to which it was ecclesiastically annexed in 1864. Located on a geology described as ‘Charmouth Mudstone Formation’, and extending to 737 acres, the resulting soils are freely-draining lime-rich loamy soils.<sup>3</sup>

When the census was carried out in 1911, the population of Netherton was 40 (22 males and 18 females): of the 12 properties recorded in the census, eight were inhabited, three were uninhabited, and one was classed as a ‘building not used as dwelling’.<sup>4</sup>

From an agricultural viewpoint, there are no separate statistics available for the parish of Netherton for the year 1911. However, the acreage recorded for the parish of Elmley Castle (2,483¼ acres) is greater than that recorded in Kelly’s Directory for 1912 for Elmley Castle (2,057) but less than for Elmley Castle and Netherton combined (2,794), and therefore it is likely that the statistics for Netherton were included within those for Elmley Castle. The main crops recorded for Elmley Castle were wheat, oats, and beans: 80% of the land was pastoral and 93% was within tenanted holdings.<sup>5</sup>

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<sup>2</sup> WAAS: BA 8585/1/29, *Inland Revenue. Valuation Summary book for the parish of Charlton, Cropthorne, Netherton, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, p. 105. British Geological Survey, *Geology Viewer – Netherton, Worcestershire* [www.geologyviewer.bgs.ac.uk](http://www.geologyviewer.bgs.ac.uk) [accessed 15 May 2024]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Netherton, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 15 May 2024].

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

<sup>5</sup> Kelly’s Directory 1912, p. 105. 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 Netherton

F. W. Jones of Abberley Hall held all 16 assessments in the parish, with land extending to 721½ acres. Frederick W. Jones was born in 1858 at Southport, Lancashire, the son of William Jones.<sup>6</sup> Between 1861 and 1881, William Jones lived in Cheshire, described in the censuses as a ‘landed proprietor’ but by 1891 he had moved to Abberley Hall, following the death of his father Joseph Jones who had lived there since before 1871.<sup>7</sup> Whilst his father William was living at the Hall in 1891, Frederick was living at Apostles Oak in Abberley, described as ‘living on his own means’.<sup>8</sup> William died in 1902 and Frederick died on 25 May 1910: both are buried at St Mary’s in Abberley.<sup>9</sup>

Those assessments listed in the Valuation Summary book, with an estimated extent of land, are shown in Table 1.

Table 1: Assessments with estimated extent of land

Occupier	Situation	Acreage		
		a	r	p
John B. King	Lower Netherton	425	2	0
Thomas Bury	Lower Netherton	234	0	0
Edward F. Pope	Netherton	35	1	0
Thomas Bury	Upper Netherton	26	3	0

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<sup>6</sup> TNA: RG9/2602, 1861 Census returns: Cheshire, RD: 456 Northwich, RS: 2 Northwich; Hamlet: Leftwich (part).

<sup>7</sup> TNA: RG9/2602, 1861 Census returns: Cheshire, RD: 456 Northwich, RS: 2 Northwich; Hamlet: Leftwich (part). RG10/3042, 1871 Census returns: Worcestershire, RD: 379 Martley, RS: 2 Great Witley; Parish: Abberley. RG10/3708, 1871 Census returns: Cheshire, RD: 451 Nantwich, RS: 1A Wybunbury; Place: Stapeley. RG11/3510, 1881 Census returns: Cheshire, RD: 445 Altrincham, RS: 4A Knutsford; Parish: Nether Knutsford. RG12/2321, 1891 Census returns: Worcestershire, RD: 378 Martley, RS: 2 Witley; Parish: Abberley. Joseph Jones, b. 18 October 1816, d. 30 March 1888, bu. St Mary’s Abberley, UK and Ireland, Find a Grave Index, 1300s – current [accessed via Ancestry, 22 December 2021].

<sup>8</sup> TNA: RG12/2321, 1891 Census returns: Worcestershire, RD: 378 Martley, RS: 2 Witley; Parish: Abberley.

<sup>9</sup> William Jones, b. 19 March 1832, d. 7 February 1902, bu. St Mary’s Abberley; Frederick William Jones, b. 19 February 1858, d. 25 May 1910, bu. St Mary’s Abberley. UK and Ireland, Find a Grave Index, 1300s – current for William Jones and Frederick William Jones [accessed via Ancestry, 22 December 2021].

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

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
338	1	Pope Edward F	F. W. Jones, Abberley Hall	Land		Netherton	35	1	0	40	0	0	36	0	0
339	2	King John B.	F. W. Jones, Abberley Hall	House		Lower Netherton				30	0	0	24	0	0
339	2	King John B.	F. W. Jones, Abberley Hall	Buildings		Lower Netherton				25	0	0	20	0	0
339	2	King John B.	F. W. Jones, Abberley Hall	Land		Lower Netherton	425	2	0	305	0	0	274	10	0
340	3	Bury Thomas	F. W. Jones, Abberley Hall	House		Lower Netherton				18	0	0	14	8	0
340	3	Bury Thomas	F. W. Jones, Abberley Hall	Buildings		Lower Netherton				18	0	0	14	8	0
340	3	Bury Thomas	F. W. Jones, Abberley Hall	Land		Lower Netherton	234	0	0	114	0	0	102	12	0
341	4	Bury Thomas	F. W. Jones, Abberley Hall	House		Upper Netherton				24	0	0	19	4	0
341	4	Bury Thomas	F. W. Jones, Abberley Hall	Buildings		Upper Netherton				12	0	0	9	12	0
341	4	Bury Thomas	F. W. Jones, Abberley Hall	Land		Upper Netherton	26	3	0	14	0	0	12	12	0
342	5	Mason Frederick	F. W. Jones, Abberley Hall	Garden		Upper Netherton					16	0		15	0
343		Harris George	F. W. Jones, Abberley Hall	Garden		Upper Netherton				1	0	0		19	0
344	6	Dones Frederick	F. W. Jones, Abberley Hall	Cottage & Garden		Lower Netherton				3	18	0	3	0	0
345		Aldington William	F. W. Jones, Abberley Hall	Cottage & Garden		Lower Netherton				3	18	0	3	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
346		Baylis William	F. W. Jones, Abberley Hall	Cottage & Garden		Lower Netherton				3	18	0	3	0	0
347		Pittman Thos	F. W. Jones, Abberley Hall	Cottage & Garden		Lower Netherton				3	18	0	3	0	0
348	7	Rastall Wm	F. W. Jones, Abberley Hall	Cottage & Garden		Lower Netherton				3	18	0	3	0	0
349	8	Ricketts Fredk	F. W. Jones, Abberley Hall	Cottage & Garden		Upper Netherton				5	0	0	3	15	0
350		Void	F. W. Jones, Abberley Hall	Cottage & Garden		Upper Netherton				2	10	0	1	17	6
351		Void	F. W. Jones, Abberley Hall	Cottage & Garden		Upper Netherton				2	10	0	1	17	6
352	9	Roberts Elizth	F. W. Jones, Abberley Hall	Cottage & Garden		Upper Netherton				2	10	0	1	17	6
353	10	Void	F. W. Jones, Abberley Hall	Cottage & Garden		Upper Netherton				1	7	0	1	0	0
<sup>10</sup>	11	Wilkinson Rev H	Rev H. Wilkinson, Cropthorne Pershore	Tithe for the Benefice of Cropthorne		Netherton				58	0	0	24	13	0

<sup>10</sup> Items such as Tithe Rent Charges were not allocated an Assessment Number: this entry will not appear in Appendices 2, 3 and 4.

## **Appendix 2. Index of Owners**

Jones, F. W. 338-353

## **Appendix 3. Index of Occupiers**

Aldington, William 345

Baylis, William 346

Bury, Thomas 340-341

Dones, Frederick 344

Harris, George 343

King, John B. 339

Mason, Frederick 342

Pittman, Thos. 347

Pope, Edward F. 338

Rastall, Wm. 348

Ricketts, Fredk. 349

Roberts, Elizth. 352

Void 350-351, 353

## **Appendix 4. Index of Places**

Lower Netherton 339-340, 344-348

Netherton 338

Upper Netherton 341-343, 349-353

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

TNA – The National Archives, Kew

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

### Forms 37

No Forms 37 were retained for the parish of Netherton.

### Field Books

TNA: IR58/93355, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Charlton (Crophorne). Assessment No. 301-372, 1910.*

### Record Maps

TNA: IR129/3/969, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIX 1, 1910.*

TNA: IR129/3/970, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIX 2, 1910.*

TNA: IR129/3/973, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIX 5, 1910.*

TNA: IR129/3/974, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIX 6, 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.*