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



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Contents

Introduction 2
1. The Valuation Office Survey of 1910 2
2. The parish of Dorsington in 1910 3
3. Land and property in 1910 in the parish of Dorsington 4
Appendix 1. Transcribed data from the Valuation Summary for the parish of Dorsington. 5
Appendix 2. Index of Owners 12
Appendix 3. Index of Occupiers 12
Appendix 4. Index of Places 13
Appendix 5. References to other Land Valuation resources for Dorsington 14

Front cover image: Thatched cottage, Dorsington in May 2019
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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.

In 1910, the parish of Dorsington was in the county of Gloucestershire, and it was transferred to Warwickshire in 1931. However, the adjacent parish of Pebworth was also in Gloucestershire, but was transferred to Worcestershire in 1931.[2] Both parishes were included in the Income Tax Parish of Pebworth (Dorsington) in 1910, and given that Pebworth was in Worcestershire in 1979, the related summary book was transferred from the Public Record Office to Worcestershire at that date.

This booklet presents the data for the civil parish of Dorsington: it has been taken from the summary book for the Income Tax Parish of Pebworth (Dorsington) which covers the civil parishes of Dorsington and Pebworth.[3]

2. The parish of Dorsington in 1910

The parish is located 2 miles north-west of Long Marston and 8 miles north of Chipping Campden on a geology described as 'Blue Lias Formation and Charmouth Mudstone Formation', extending to 934 acres. The resulting soils are 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 Dorsington was 96 (45 males and 51 females): of the 23 properties recorded in the census, 21 were inhabited, and two were classed as a 'building not used as dwelling'.[5] From an agricultural viewpoint, the main arable crops were wheat, beans, and barley.[6]

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[2] The boundaries between Gloucestershire, Warwickshire, and Worcestershire were adjusted by the 1931 Provisional Order Confirmation (Gloucestershire, Warwickshire and Worcestershire) Act which transferred 26 parishes between the three counties.
[3] WAAS: BA 8585/1/70, *Inland Revenue. Valuation Summary book for the parish of Dorsington, Pebworth, 1909-10*.
[4] Kelly's Directory Gloucestershire 1914, p. 149. British Geological Survey, *Geology Viewer – Dorsington, Worcestershire* www.geologyviewer.bgs.ac.uk [accessed 14 October 2025]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Dorsington*, *Worcestershire* https://mapapps2.bgs.ac.uk/ukso/home.html [accessed 14 October 2025].
[5] TNA: RG78/1122. *1911 Census Enumerator's Summary Books. Warwickshire. Stratford on Avon. Registration Sub-District: Stratford on Avon, including Civil Parish, Township or Place: Dorsington*.
[6] Kelly's Directory Gloucestershire 1914, p. 149.

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

Of the 31 assessments recorded in the Valuation Summary, the number of assessments held by owner is shown in Table 1.

Table 1: Number of assessments by landowner

Name	No. of assessments
George Llywellyn Bicknell	9
Norman Hill Todd	7
Rev. Edward Atkinson	6
Rev. Wm. Ingham Brooke	4
Brian Knight	3
Gloucestershire County Council	1
Not stated	1
TOTAL	31

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
Rev. Edward Atkinson	228	2	8
George Llywellyn Bicknell	196	1	6
Rev. Wm. Ingham Brooke	185	0	26
Brian Knight	182	3	30
Norman Hill Todd	153	3	12
Not stated		3	0
TOTAL	947	2	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
Fred Bailey	Glebe Farm	214	0	24
Henry Wood	Manor House Farm	185	0	4
Francis Gould	New House Farm	182	2	36
Francis Gould & Sons	Moat House Farm	177	1	0
Lucy & John Oliver	Bragington Farm	83	0	0
Frederick Hancox	Church Farm	68	0	0

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

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.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
1	1	Atkinson, Rev. Edward	Atkinson, Rev. Edward Dorsington, Stratford on Avon	Rectory House and Land		Dorsington	8	1	24	50	0	0	42	10	0
2	2	Bailey, Fred	Atkinson, Rev. Edward Dorsington, Stratford on Avon	House & Garden		Glebe Farm				15	0	0	12	15	0
2	2	Bailey, Fred	Atkinson, Rev. Edward Dorsington, Stratford on Avon	Land		Glebe Farm	214	0	24	125	0	0	118	15	0
2	2	Bailey, Fred	Atkinson, Rev. Edward Dorsington, Stratford on Avon	Buildings		Glebe Farm				10	0	0	8	10	0
3	3	Bridges, Charles	Atkinson, Rev. Edward Dorsington, Stratford on Avon	House & Garden		Jubilee Cottages				5	10	0	4	10	0
4	3	Allard, Thomas	Atkinson, Rev. Edward Dorsington, Stratford on Avon	House & Garden		Jubilee Cottages				5	10	0	4	10	0
5	4	Allard, Thomas	Atkinson, Rev. Edward Dorsington, Stratford on Avon	Allotment Land		Glebe Farm	3	0	0	4	10	0	4	5	0
6	4	Bridges, Charles	Atkinson, Rev. Edward Dorsington, Stratford on Avon	Allotment Land		Glebe Farm	3	0	0	4	10	0	4	5	0
7	5	Bicknell, George L	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	House & Garden		Moat House Farm				18	0	0	15	5	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
8	6	Gould, ~~George~~ Francis & Sons	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Land		Moat House Farm	177	1	0	120	0	0	114	0	0
8	6	Gould, ~~George~~ Francis & Sons	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Buildings		Moat House Farm				10	0	0	8	10	0
9	7	Field, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Field, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Taylor, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Taylor, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Prattley, Thomas	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	White, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9[7]	7	Crofts, Frederick	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									

[7] The Occupier surname has been transcribed as Crofts as shown in the original document: however, there is no Frederick Crofts, only Frederick Croft, living in Dorsington in the 1911 Census (TNA: RG14/18799). This is repeated for three records within Assessment Number 9 - see below. NOTE: For Assessment Numbers 28 and 29, the Occupier is recorded as Frederick Croft. The index of occupiers in Appendix 3 will show both Crofts and Croft as transcribed.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
9	7	White, John	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Crosswell, George	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Crosswell, George	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Crosswell, George	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Crofts, Frederick	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Crofts, Frederick	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Crofts, Frederick	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Roberts, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9[8]	7	(Void)	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm	18	0	0	23	0	0	21	15	0

[8] It would appear likely that the Acreage, Gross Annual Value and Rateable Value recorded here covers all of the Allotment Land at Moat House Farm under Assessment Number 9.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
9	7	Collins, John	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Sandford, S	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Collins, William	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Bradley, Edward	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Bradley, Edward	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
9	7	Edwards, Thomas	George Llywellyn Bicknell Dorsington, Stratford.on.Avon	Allotment Land		Moat House Farm									
10	8	Gould, Francis	Brian Knight "Shuthonger" Tewkesbury	House & Garden		New House Farm				15	0	0	12	15	0
10	8	Gould, Francis	Brian Knight "Shuthonger" Tewkesbury	Land		New House Farm	182	2	36	82	0	0	78	0	0
10	8	Gould, Francis	Brian Knight "Shuthonger" Tewkesbury	Buildings		New House Farm				17	0	0	14	10	0
11	8	Mills, George	Brian Knight "Shuthonger" Tewkesbury	Cottage & Garden		New House Farm			17	4	0	0	3	5	0
11a	8	Hands, Harry	Brian Knight "Shuthonger" Tewkesbury	Cottage & Garden		New House Farm			17	4	0	0	3	5	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
12	9	Hancox, Frederick	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	House & Garden		Church Farm				12	10	0	10	10	0
12	9	Hancox, Frederick	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Buildings		Church Farm				8	10	0	7	5	0
12	9	Hancox, Frederick	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Land		Church Farm	68	0	0	46	0	0	43	15	0
13	10	Oliver Lucy & Oliver John	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	House & Garden		Bragington Farm				12	10	0	10	10	0
13	10	Oliver Lucy & Oliver John	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Buildings		Bragington Farm				8	10	0	7	5	0
13	10	Oliver Lucy & Oliver John	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Land		Bragington Farm	64	0	0	35	10	0	33	15	0
13	11	Oliver Lucy & Oliver John	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Land		Bragington Farm	19	0	0	10	10	0	10	0	0
14	12	Todd, Norman Hill	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Land		Michard's Close	2	2	0	3	10	0	3	5	0
15	13	Wood, Henry	Rev. Wm. Ingham Brooke, Barford Rectory, near Warwick	House & Garden		Manor House Farm				25	0	0	21	5	0
15	13	Wood, Henry	Rev. Wm. Ingham Brooke, Barford Rectory, near Warwick	Land		Manor House Farm	185	0	4	99	10	0	94	10	0
15	13	Wood, Henry	Rev. Wm. Ingham Brooke, Barford Rectory, near Warwick	Buildings		Manor House Farm				10	0	0	8	10	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
16	13	Odell, George	Rev. Wm. Ingham Brooke, Barford Rectory, near Warwick	Cottage & Garden		Dorsington			10	4	5	0	3	10	0
17	13	Coldicott, Thomas	Rev. Wm. Ingham Brooke, Barford Rectory, near Warwick	Cottage & Garden		Dorsington			12	4	5	0	3	10	0
18	14	Whitfield, Emily	Rev. Wm. Ingham Brooke, Barford Rectory, near Warwick	House & Garden		Dorsington				21	0	0	17	15	0
19	15	Atkinson, Rev Edward	Gloucestershire County Council	Schoolroom		Dorsington				5	0	0	4	0	0
20	16	Edwards, Thomas	George Llywellyn Bicknell Dorsington, Stratford on Avon	Cottage & Garden		Dorsington			27	4	0	0	3	5	0
21	16	Collins, William	George Llywellyn Bicknell Dorsington, Stratford on Avon	Cottage & Garden		Dorsington			36	4	0	0	3	5	0
22	16	Taylor, Richard	George Llywellyn Bicknell Dorsington, Stratford on Avon	Blacksmith's Shop		Dorsington				1	0	0		15	0
23	17	Allcock, William	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Cottage & Garden		Dorsington			10	3	10	0	2	15	0
24	18	Matthews, Walter	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Cottage & Garden		Dorsington			8	3	10	0	2	15	0
25	19	Collins, John	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Cottage & Garden		Dorsington			26	4	10	0	3	10	0
26	20	(Void)	Norman Hill Todd "Blythewood" Edgbaston, Birmingham	Cottage & Garden		Dorsington			8	3	10	0	2	15	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
27	21	Finch, Christopher	George Llywellyn Bicknell	Cottage & Garden		Dorsington			7	4	0	0	3	5	0
28	21	Croft, Frederick	George Llywellyn Bicknell Dorsington, Stratford on Avon	Cottage & Garden		Dorsington			16	5	15	0	4	10	0
29	21	Croft, Frederick	George Llywellyn Bicknell Dorsington, Stratford on Avon	Land		Michard's Close		2	0	1	0	0	1	0	0
256				Church		Dorsington		3	0						

Appendix 2. Index of Owners

Atkinson, Rev. Edward 1-6

Bicknell, George Llywellyn 7-9, 20-22, 27-29

Brooke, Rev. Wm. Ingham 15-18

Gloucestershire County Council 19

Knight, Brian 10-11, 11a

Not stated 256

Todd, Norman Hill 12-14, 23-26

Appendix 3. Index of Occupiers

Allard, Thomas 4-5

Allcock, William 23

Atkinson, Rev. Edward 1, 19

Bailey, Fred 2

Bicknell, George L. 7

Bradley, Edward 9

Bridges, Charles 3, 6

Coldicott, Thomas 17

Collins, John 9, 25

Collins, William 9, 21

Croft, Frederick 28-29

Crofts, Frederick 9

Crosswell, George 9

Edwards, Thomas 9, 20

Field, William 9

Finch, Christopher 27

Gould, Francis & Sons 8

Gould, Francis 10 *see also* Gould, Francis & Sons

Gould, George 8

Hancox, Frederick 12

Hands, Harry 11a

Matthews, Walter 24

Mills, George 11

Not stated 256

Odell, George 16

Oliver, John *see* Oliver, Lucy & Oliver, John

Oliver, Lucy & Oliver, John 13

Prattley, Thomas 9

Roberts, William 9

Sandford, S. 9

Taylor, Richard 22

Taylor, William 9

Todd, Norman Hill 14

Void 9, 26

White, John 9

White, William 9

Whitfield, Emily 18

Wood, Henry 15

Appendix 4. Index of Places

Bragington Farm 13

Church Farm 12

Dorsington 1, 16-28, 256

Glebe Farm 2, 5-6

Jubilee Cottages 3-4

Manor House Farm 15

Michard's Close 14, 29

Moat House Farm 7-9

New House Farm 10-11, 11a

Appendix 5. References to other Land Valuation resources for Dorsington

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/64 *Forms 37 – Land, Various parishes in counties outside Worcestershire including Dorsington (Warwickshire), 1910-15.*

Field Books

TNA: IR58/93649, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Pebworth (Dorsington). Assessment No. 1-100, 1910.*

TNA: IR58/93651, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Pebworth (Dorsington). Assessment No. 201-260, 1910.*

Record Maps

TNA: IR129/8/203 part 2, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Warwick District. OS Sheet Reference: Warwickshire XLIII 15 / Gloucestershire I 15, 1910.*

TNA: IR129/8/264, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Warwick District. OS Sheet Reference: Warwickshire XLIX 3 / Gloucestershire III 3, 1910.*

TNA: IR129/8/265, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Warwick District. OS Sheet Reference: Warwickshire XLIX 4 / Gloucestershire III 4, 1910.*

TNA: IR129/8/268, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Warwick District. OS Sheet Reference: Warwickshire XLIX 7 / Gloucestershire III 7, 1910.*

TNA: IR129/8/269, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Warwick District. OS Sheet Reference: Warwickshire XLIX 8 / Gloucestershire III 8, 1910.*