Data from the 1910 Land Valuation Survey for the parish of Worcester: St Martins County



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NOTE: When other booklets in the parish of Worcester have been compiled, it is possible that this booklet may be subject to revision.

Front cover image: Woodside Coppice, Perry Wood, Worcester in January 2020 https://www.geograph.org.uk/photo/6358911 [accessed 22 September 2025] © Jeff Gogarty and licensed for reuse under creativecommons.org/licenses/by-sa/2.0.[1]

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.[2] 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);

[1] Perry Wood is now a local nature reserve and has existed in some form since Anglo-Saxon times. The image shows Marley Banks, a holloway created by centuries of passing feet and carts marking the southern boundary of the reserve.
[2] See Brian Short, *Land and Society in Edwardian Britain* (Cambridge: Cambridge University Press, 1997), pp 131-132.

- 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 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. The transcribed data is to be found in Appendix 1, with indexes of owners, occupiers and places in Appendices 2, 3 and 4. Appendix 5 directs the reader to the appropriate references for the associated Forms 37, Record Maps and Field Books for the parish covered by the booklet. The standardisations adopted during the analysis of the data are listed in Appendix 6.

The civil parish of Worcester was extensive, and primarily an urban parish: it appears that the ecclesiastical parishes were used to divide the civil parish in some of the Valuation Summary books. The organisation of the parish of Worcester in the Valuation Office survey, and how this has been translated into a series of booklets for Worcester, is described in Appendix 7.

2. Worcester: St Martins County

This booklet presents the data which appears under the heading of "Saint Martin's County" within the civil parish of Worcester: it has been taken from one of the summary books for the Income Tax Parish of Worcester B.[3]

Of the 50 assessments with owners recorded in the Valuation Summary, 25 were owned by Robert Valentine Berkeley of Spetchley Park, but none of his properties had an associated acreage recorded. The major landowner in acreage terms was Rev. B. C. Littlewood who owned 155 acres at Newtown, out of the 194 acres in the parish: see Table 1 and Table 2.

Table 1: Number of assessments by landowner

Name	No. of assessments
Robert Valentine Berkeley	25
Christ Church Christ Church, Oxford	7
9 others with 3 or less assessments	18
Not stated	3
TOTAL	53

[3] WAAS: BA 8585/1/91, *Inland Revenue. Valuation Summary book for the parish of Worcester B, 1909-10*.

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
Rev. B. C. Littlewood	155	0	0
Chirst Church	10	0	0
E. Blackburn	10	0	0
Corporation of Worcester	10	0	0
Harvey Smith	9	0	2
TOTAL	194	0	2

Appendix 1. Transcribed data from the Valuation Summary for Worcester: St Martins County

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**
5891	1	Jefferys Benjn	Christchurch	Land		Newtown				78	0	0	74	0	0
5892	2	Smith Harvey	Self Goodrest Lansdowne Rd.	Land		Newtown	9	0	2	26	10	0	25	15	0
5893	3	Cullis Geo.	Christchurch	Land		Newtown				91	0	0	86	5	0
5894	4	The Golf Club F. G. Jones Secy	Christchurch	Land		Newtown	10	0	0	32	0	0	31	0	0
5895	5	Tupper Geo. Fred	Henney Machin Nr Newport Mon	House		Newtown				5	5	0	4	10	0
[4]		~~Tupper Geo. Fred~~	~~Henney Machin Nr Newport Mon~~	~~House~~		~~Newtown~~				~~5~~	~~5~~	~~0~~	~~4~~	~~10~~	~~0~~
5896	6	Jackson Geo.	Harvey Smith Goodrest Lansdowne Rd	House		Newtown				4	10	0	3	15	0
5897		Pitcher Geo.	Harvey Smith Goodrest Lansdowne Rd	House		Newtown				4	10	0	3	15	0
5898	7	Corporation of Worcester		Hospital Bldngs		Newtown				450	0	0	382	10	0
5899	8	Amphlett Wm	~~Self~~ Corpn. of Worcester	Cottage		Newtown				4	10	0	3	15	0
5899		Amphlett Wm	~~Self~~ Corpn. of Worcester	Cottage		Newtown				4	10	0	3	15	0
5900	9	Blackburn	E Blackburn Shambles Netherton Farm Oddingley Droitwich	Land		Newtown	10	0	0	17	0	0	16	10	0
5901	10	Haynes Thos.	Abell ~~W. C.~~ Mrs E. G. Ronkwood	House		Newtown				14	0	0	12	0	0

[4] Note added: Re entered as No 6000.

							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**
5902	11	Somer Jno. Herbt	Littlewood Rev. B. C. Warfield Vicarage, Bracknell Berks	House & Bldngs		Newtown				45	0	0	42	15	0
5902		Somer Jno. Herbt	Littlewood Rev. B. C. Warfield Vicarage, Bracknell Berks	Land		Newtown	155	0	0	150	0	0	142	0	0
5903	12	Darlington Mattw	Berkeley R. V. Spetchley Park	House & Bldngs		Lyppard Grange				67	0	0	57	0	0
5904		Darlington Mattw	Berkeley R. V. Spetchley Park	Land		Lyppard Grange				254	10	0	248	0	0
5905	13	Hitching Geo.	Berkeley R. V. Spetchley Park	House		Crowle Rd				7	0	0	6	0	0
5906	14	~~Bishop Wm.~~ Turner Jesse Austin	Berkeley R. V. Spetchley Park	House		Horne Hill				21	0	0	20	0	0
5907		~~Bishop Wm.~~ Turner Jesse Austin	Berkeley R. V. Spetchley Park	Land		Horne Hill				14	0	0	13	5	0
5908	15	Watson Edwin	Berkeley R. V. Spetchley Park	Land		Swinesherd				10	10	0	10	0	0
5909	16	Berkeley R. V.	Berkeley R. V. Spetchley Park	Land		Swinesherd				15	0	0	14	10	0
5910	17	Watson Jno	Berkeley R. V. Spetchley Park	House & Bldngs		Swinesherd				30	0	0	28	10	0
5911		Watson Jno	Berkeley R. V. Spetchley Park	Land		Swinesherd				37	0	0	36	0	0
5912	18	Berkeley R. V.	Berkeley R. V. Spetchley Park	Allotments		Swinesherd				18	10	0	18	0	0
5913	19	Watson E & J.	Berkeley R. V. Spetchley Park	Flour Mill		Swinesherd				32	0	0	27	0	0
5914	20	Davis Jno	Berkeley R. V. Spetchley Park	House & Bldngs		Cowleigh				31	0	0	29	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**
5915		Davis Jno	Berkeley R. V. Spetchley Park	Land		Cowleigh				158	15	0	150	10	0
5916	21	Purnell A. B.	Berkeley R. V. Spetchley Park	Land		Cudleigh				8	0	0	7	15	0
5917	22	Pitcher Geo.	~~Parker~~ Hooper Mrs C. B. Hoopers Ttees Kents Green Court, Powick	House & Bldgs		Cudleigh				50	0	0	47	10	0
5918[5]		Pitcher Geo.	~~Parker~~ Hooper Mrs C. B. Hoopers Ttees Kents Green Court, Powick	Land		Cudleigh				130	0	0	123	10	0
5918[6]		Worcester Corpn.	Worcester Corpn.	Land		Cudleigh	10	0	0	30	0	0	29	0	0
5919	23	Hillery W. E.	~~Parker~~ Hooper Mrs C. B. Hoopers Ttees Kents Green Court, Powick	Land		Cudleigh				42	0	0	40	0	0
5920[7]	24	Pitcher Geo	Christchurch Oxford W B Skeene Esqr Treasurer	Land		Swinesherd				40	0	0	39	0	0
5921	25	Pitcher Geo	Christchurch Oxford W B Skeene Esqr Treasurer	Nunnery Woods		Swinesherd				30	0	0	28	10	0
5922	26	Knight Hy	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5923		Knight Hy	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5924		Knight Alf Jno	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5925		Clifton Chas.	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5926		Carter Fras.	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0

[5] Original values for Gross Annual Value of £130 and Rateable Value of £123 10s 0d were crossed out in green ink and replaced with Gross Annual Value of £130 and Rateable Value of £94 10s 0d written in green ink. In turn, these were crossed out in green ink and replaced with Gross Annual Value of £130 and Rateable Value of £123 10s 0d as shown above. Reference to the related Field Book is recommended here (TNA: IR58/93830).

[6] This line was added in pencil with the Gross Annual Value and Rateable Value entered in green ink. Reference to the related Field Book is recommended here (TNA: IR58/93830).

[7] Additional values were added in green ink as follows: Acreage, 10 acres; Gross Annual Value, £30; Rateable Value, £29. Reference to the related Field Book is recommended here (TNA: IR58/93830).

							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**
5927		Davis Jas	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5928		Allington Chas	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5929		Gittus Clara	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5930		Turner Walter	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5931		Stephens Andrew	Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5932	27		Berkeley R. V.	House		Swinesherd				4	15	0	4	0	0
5933	28	Hillery W. C.	Parker A. P & J. H 3 Foregate St.	House		Whittington				20	0	0	19	0	0
5934		Hillery W. C.	Parker A. P & J. H 3 Foregate St.	Land		Whittington				33	0	0	31	5	0
5935				Land		Whittington									
5936	29	Webb Hy.	Christ Church	House		Perry Wood				5	5	0	4	10	0
5937		Walker Hy.	Christ Church	House		Perry Wood				5	5	0	4	10	0
5938	30	Gough Rev Chas H.	Self	Tithes		in the Parish				330	0	0	150	0	0
5939[8]						~~Rent of Tithe Barn~~ E. C. Fees									
5940															

[8] Note added: See 2800a. See Worc. A Page 48.

Appendix 2. Index of Owners

Abell, Mrs. E. G. 5901

Abell, W. C. 5901

Amphlett, Wm. 5899

Berkeley, R. V. 5903-5916, 5922-5932

Blackburn, E. 5900

Christ Church 5891, 5893-5894, 5936-5937

Christ Church, Oxford 5920-5921

Gough, Rev. Chas. H. 5938

Henney 5895

Hooper, Mrs. C. B. 5917-5919

Hooper, Trustees 5917-5919

Littlewood, Rev. B. C. 5902

Not stated 5935, 5939-5940

Parker 5917-5919

Parker, A. P. & J. H. 5933-5934

Parker, J. H. *see* Parker, A. P. & J. H.

Smith, Harvey 5892, 5896-5897

Worcester, Corporation of 5898-5899, 5918

Appendix 3. Index of Occupiers

Allington, Chas. 5928

Amphlett, Wm. 5899

Berkeley, R. V. 5909, 5912

Bishop, Wm. 5906-5907

Blackburn 5900

Carter, Fras. 5926

Clifton, Chas. 5925

Cullis, Geo. 5893

Darlington, Mattw. 5903-5904

Davis, Jas. 5927

Davis, Jno. 5914-5915

Gittus, Clara 5929

Golf Club, The 5894

Gough, Rev. Chas. H. 5938

Haynes, Thos. 5901

Hillery, W. C. 5933-5934

Hillery, W. E. 5919

Hitching, Geo. 5905

Jackson, Geo. 5896

Jefferys, Benjn. 5891

Knight, Alf Jno. 5924

Knight, Hy. 5922-5923

Not stated 5932, 5935, 5939-5940

Pitcher, Geo. 5897, 5917-5918, 5920-5921

Purnell, A. B. 5916

Smith, Harvey 5892

Somer, Jno. Herbt. 5902

Stephens, Andrew 5931

Tupper, Geo. Fred 5895

Turner, Jesse Austin 5906-5907

Turner, Walter 5930

Walker, Hy. 5937

Watson, E. & J. 5913

Watson, Edwin 5908

Watson, J. *see* Watson, E. & J.

Watson, Jno. 5910-5911

Webb, Hy. 5936

Worcester, Corporation of 5898, 5918

Appendix 4. Index of Places

Cowleigh 5914-5915

Crowle Road 5905

Cudleigh 5916-5919

E. C. Fees 5939

Horne Hill 5906-5907

Lyppard Grange 5903-5904

Newtown 5891-5902

Not stated 5940

Parish, In the 5938

Perry Wood 5936-5937

Rent of Tithe Barn 5939

Swinesherd 5908-5913, 5920-5932

Whittington 5933-5935

Appendix 5. References to other Land Valuation resources for Worcester: St Martins County

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/43 *Forms 37 – Land, Worcester, A-C, 1910-15.*

Field Books

TNA: IR58/93829, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Worcester B. Assessment No. 5801-5900, 1910.*

TNA: IR58/93830, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Worcester B. Assessment No. 5901-6000, 1910.*

Record Maps

TNA: IR129/3/813, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 4, 1910.*

TNA: IR129/3/817, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 8, 1910.*

TNA: IR129/3/826, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 1, 1910.*

TNA: IR129/3/830, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 5, 1910.*

Appendix 6. Standardisations made for data analysis.

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

- Two variations of owner name *Christchurch* and *Christ Church* are shown in Appendix 1: these have been standardised for both variations to *Christ Church* in Appendix 2;
- Two variations of owner name *Corporation of Worcester* and *Corpn. of Worcester* are shown in Appendix 1: these have been standardised for both variations to *Worcester, Corporation of* in Appendix 2;
- The abbreviation *Ttees* in Appendix 1 has been standardised to *Trustees* in Appendix 2;
- Two variations of occupier name *Corporation of Worcester* and *Worcester Corpn.* are shown in Appendix 1: these have been standardised for both variations to *Worcester, Corporation of* in Appendix 3;
- The abbreviation *Rd* in Appendix 1 has been standardised to *Road* in Appendix 4.

Appendix 7. Organisation of the parish of Worcester in the Valuation Office survey of 1910

The civil parish of Worcester was split across four Income Tax Parishes known as Worcester A, Worcester B, Worcester C, and Worcester D, and there are 11 Valuation Summary books (WAAS: BA 8585/1/86-96). Within the books for Worcester A and Worcester B, the records are split by a series of headings, some of which are consistent with the ecclesiastical parishes within the civil parish at that time. However, for Worcester C, there are no such headings but two gaps in the records suggest three different districts. Using information from the relevant 1911 Census Summary books (TNA: RG78 series), it has been possible to determine the districts / ecclesiastical parishes to which this data belongs. Finally, it is not clear whether the records contained in the book for Worcester D relate to a single ecclesiastical parish or district, or to many: with only 142 records, these are presented as a single booklet named Worcester D.

Table 3 shows the various districts by Income Tax parish, Valuation Summary book number and related assessment numbers. Table 4 shows the booklet numbers for the parish of Worcester (20 in total) and their relationship to the Valuation Summary books.

Table 3: Parish of Worcester – districts within Income Tax parishes

Income Tax Parish	Book No	District	Assessment Number	
			From	To
Worcester A	86	St Swithin	1	158
		All Saints	159	568
		St Alban	569	615
		St Andrew	616	938
		St John City	939	1893
	87	St John City	1894	2357
		St Clement	2358	2996
		South Hallow	2997	3178
		St John &c (Extended City)	3179	3222
		St Helen	3223	3562
		Not rated – part of Worcester A	3559	3585
	88	Not rated – part of Worcester A	3583	3711
Worcester B	90	St Peter	1	1900
	89	St Peter	1901	2446
		St Peter County	2446a	2480
		St Nicholas	2481	3100
		Whistones	3101	3800
	92	Whistones	3801	3880
		Blockhouse	3881	4340
		St Martins	4341	5800
	91	St Martins	5801	5880
		Extended City	5881	5889
		St Martins County	5891	5939
		Extended City	5941	5963
		Not rated – part of Worcester B	5964	6129
Worcester C	96	Claines St. George	1	1796
		Barbourne St Stephen	1797	2004
	94	Barbourne St Stephen	2005	2959
		Rainbow Hill St. Barnabas	2960	3755
	95	Not rated – part of Worcester C	3756	3869
Worcester D	93	Not stated	1	142

Table 4: Numbering sequence for booklets

Valuation Summary Book	Income Tax Parish	Booklet name	Booklet number
86	Worcester A	Worcester: St Swithin	86/1
86	Worcester A	Worcester: All Saints	86/2
86	Worcester A	Worcester: St Alban	86/3
86	Worcester A	Worcester: St Andrew	86/4
86	Worcester A	Worcester: St John City	86/5
87			
87	Worcester A	Worcester: St Clement	87/1
87	Worcester A	Worcester: South Hallow	87/2
87	Worcester A	Worcester: Extended City	87/3
91	Worcester B		
87	Worcester A	Worcester: St Helen	87/4
89	Worcester B	Worcester: St Peter the Great County	89/1
89	Worcester B	Worcester: St Nicholas	89/2
89	Worcester B	Worcester: Whistones	89/3
92			
90	Worcester B	Worcester: St Peter	90
89			
91	Worcester B	Worcester: St Martin's County	91
92	Worcester B	Worcester: Blockhouse	92/1
92	Worcester B	Worcester: St Martins	92/2
91			
93	Worcester D	Worcester D	93
96	Worcester C	Worcester: Claines St George	96/1
96	Worcester C	Worcester: Barbourne St Stephen	96/2
94			
94	Worcester C	Worcester: Rainbow Hill St Barnabas	94