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



Prepared by Gillian Ellis and Alan Wadsworth

Contents

Introduction 2
1. The Valuation Office Survey of 1910 2
2. Worcester: St Peter the Great County 3
Appendix 1. Transcribed data from the Valuation Summary for Worcester: St Peter the Great County 4
Appendix 2. Index of Owners 7
Appendix 3. Index of Occupiers 7
Appendix 4. Index of Places 8
Appendix 5. References to other Land Valuation resources for Worcester: St Peter the Great County . 9
Appendix 6. Standardisations made for data analysis. 9
Appendix 7. Organisation of the parish of Worcester in the Valuation Office survey of 1910 10

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: View from the rear of the Blind College with Upper Battenhall Farm on the left and Middle Battenhall Farm on the right in March 2009 https://www.geograph.org.uk/photo/1326613 [accessed 30 July 2025] © Andrew Darge and licensed for reuse under creativecommons.org/licenses/by-sa/2.0.

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. 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 Peter the Great County

This booklet presents the data which appears under the heading of "Saint Peter 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.[2]

There was no major landowner in this parish. Further, none of the assessments had an estimated extent recorded, and therefore no analysis in terms of acreage can be undertaken.

[2] WAAS: BA 8585/1/89, *Inland Revenue. Valuation Summary book for the parish of Worcester B, 1909-10*.

Appendix 1. Transcribed data from the Valuation Summary for Worcester: St Peter the Great 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**
2446a[3]	1	Tombs Neighbour Jno	Finch Mrs. Norwich	House & Bldgs		Middle Battenhall Farm				35	0	0	30	0	0
2446a		Tombs Neighbour Jno	Finch Mrs. Norwich	Land		Whittington				4	10	0	4	0	0
2447		Tombs Abigail Ann	Finch Mrs. Norwich	Farm Land		Middle Battenhall Farm				160	0	0	156	0	0
2448[4]	2	Summers Robt. Wm.	Finch Mrs. Norwich	House & Bldgs		Upper Battenhall Farm				30	0	0	25	10	0
2449		Summers Robt. Wm.	Finch Mrs. Norwich	Farmland		Upper Battenhall Farm				106	10	0	104	0	0
2450		Summers Robt. Wm.	Finch Mrs. Norwich	Pasture Land		Upper Battenhall Farm				18	10	0	18	0	0
2451	3	Ratcliffe John	Smith Martin The Brooklands Bromsgrove	Pasture Land		London Rd				9	9	0	9	0	0
2452	4	Barnard Rev. Thos.	Trustees Blind College	House land etc		London Rd				250	0	0	212	10	0
2453[5]	5	~~Kipp~~ Prosser & Co	~~Stallard John~~ Gardner Alfred Cromwell Cres. Red Hill	Pasture Land		London Rd				22	0	0	21	10	0
2454	6	Garrad Saml. B.	Garrad Saml. B. The Gables Whittington	House & Land		London Rd				60	0	0	50	0	0
2455	7	Buckland Jno. H.	Buckland Jno. H. Claremont Marl Hill Nr Cheltenham	land		London Rd				4	4	0	4	0	0

[3] This entry and the following two entries are bracketed together in column 18 of the Valuation Summary book.
[4] This entry and the following two entries are bracketed together in column 14 of the Valuation Summary book.
[5] The Gross Annual Value and Rateable Value for this entry were crossed through and not replaced with alternative values.

							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**
2456	8	Loach Geo. Hy.	Loach Geo. Hy	House & land		Red Hill				50	0	0	42	10	0
2457[6]	9	Hillery William	Parker W. H.	Orchard						2	10	0	2	0	0
2457a				Gardners Ho:		Red Hill				11	0	0	9	0	0
2457b				Garden		Red Hill				3	10	0	3	0	0
2458	10	Field Wm	Beauchamp Mrs. Richmond Surrey	Cottage		Red Hill				9	10	0	8	0	0
2459	11	Hughes Ethel. B.	Beauchamp Mrs. Richmond Surrey	House & Gdn		Red Hill				100	0	0	85	0	0
2460	11	The Gt .Western Rly Coy. pr. A R G Sanders Agents	G. W. Rly. Co	32 chains length of Railway at		Battenhall				600	0	0	540	0	0
2461	12	The Postmaster General	The British Nation	Telegraphy Wire & post on Rly.						14	10	0	9	10	0
2462	13	The Postmaster General	The British Nation	Telegraphy Wire & post in the Rds.						3	10	0	2	10	0
2463	14	The Ecclesiastical Comrs. of England per Messrs Belcher & Son	The Ecclesiastical Commissioners	Great Tithes of the Parish						70	0	0	63	0	0
2464	15	Simpson Rev. Geo. K	Vicar of St. Peters	Vicarial Tithes of Parish of St. Peters						29	0	0	24	10	0
2465	16	Smith George	Chesshire Miss Grassdale Malvern	House & Bldgs		Barns Hall Farm				50	0	0	42	10	0
2466		Smith George	Chesshire Miss Grassdale Malvern	Farm Land		Barns Hall Farm				180	0	0	175	10	0

[6] Notes added: Included in 5933 [See booklet BA16645/91 for Worcester: St Martin's County]. L – Pasture.

							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**
2467	17	Atkins Robt. H.	Leechmere Arth H. per H W Buck	House & Bldgs		Timberdine Farm				56	0	0	47	10	0
2468		Atkins Robt. H.	Leechmere Arth H. per H W Buck	Farm Land		Timberdine Farm				135	0	0	128	0	0
2469	18	Howe Francis	Leechmere Arth H. per H W Buck	Pasture Land		Wheatfields & Porters Hill				70	0	0	66	0	0
2470		Howe Francis	Leechmere Arth H. per H W Buck	Pasture Land		Ketch Ground				24	0	0	22	0	0
2471	19	Tippings Fredk	Leechmere Arth. H.	Cottage		Withing Beds				6	0	0	5	0	0
2472	20	Rutter Thomas	Leechmere Arth. H.	Pasture Land		Bands Hill				78	0	0	70	0	0
2473	21	The Worcester Corporation for their tenants	Leechmere Arth. H.	Allotment Land		Timberdine				21	0	0	20	0	0
2474	22	Partridge Wm. Fredk	Holder & Coy Midland Brewery Bgham	The Ketch Inn		Bath Rd				34	10	0	29	10	0
2475		Partridge Wm. Fredk	Holder & Coy Midland Brewery Bgham	Land near						5	10	0	5	0	0
~~2476~~															
2477		Bury W & in hand	Lechmere A. H.	Plantations &c.		Orchard St.									

Appendix 2. Index of Owners

Beauchamp, Mrs. 2458-2459

Blind College, Trustees 2452

British Nation, The 2461-2462

Buckland, Jno. H. 2455

Chesshire, Miss 2465-2466

Ecclesiastical Commissioners, The 2463

Finch, Mrs. 2446a, 2447-2450

Gardner, Alfred 2453

Garrad, Saml. B. 2454

Great Western Railway Co. 2460

Holder & Co. 2474-2475

Lechmere, A. H. 2477

Leechmere, Arth. H. 2467-2473

Loach, Geo. Hy. 2456

Not stated 2457a, 2457b, 2476

Parker, W. H. 2457

Smith, Martin 2451

Stallard, John 2453

Vicar of St Peters 2464

Appendix 3. Index of Occupiers

Atkins, Robt. H. 2467-2468

Barnard, Rev. Thos. 2452

Buckland, Jno. H. 2455

Bury, W. 2477

Ecclesiastical Commissioners of England, The 2463

Field, Wm. 2458

Garrad, Saml. B. 2454

Great Western Railway Co. 2460

Hillery, William 2457

Howe, Francis 2469-2470

Hughes, Ethel B. 2459

In hand 2477

Kipp 2453

Loach, Geo. Hy. 2456

Not stated 2457a, 2457b, 2476

Partridge, Wm. Fredk. 2474-2475

Postmaster General, The 2461-2462

Prosser & Co. 2453

Ratcliffe, John 2451

Rutter, Thomas 2472

Simpson, Rev. Geo. K. 2464

Smith, George 2465-2466

Summers, Robt. Wm. 2448-2450

Tippings, Fredk. 2471

Tombs, Abigail Ann 2447

Tombs, Neighbour Jno. 2446a

Worcester Corporation, The 2473

Appendix 4. Index of Places

Bands Hill 2472

Barns Hall Farm 2465-2466

Bath Road 2474

Battenhall 2460

Ketch Ground 2470

Ketch Inn, The 2474

Ketch Inn, The, land near 2475

London Road 2451-2455

Middle Battenhall Farm 2446a, 2447

Not stated 2457, 2461-2464, 2475-2476

Orchard Street 2477

Porters Hill 2469

Red Hill 2456, 2457a, 2457b, 2458-2459

Timberdine 2473

Timberdine Farm 2467-2468

Upper Battenhall Farm 2448-2450

Wheatfields 2469

Whittington 2446a

Withing Beds 2471

Appendix 5. References to other Land Valuation resources for Worcester: St Peter the Great 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: IR58/93795, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Worcester B. Assessment No. 2401-2500, 1910.*

Record Maps

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: IR129/3/821, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 12, 1910.*

TNA: IR129/3/825, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 16, 1910.*

TNA: IR129/3/834, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 9, 1910.*

Appendix 6. Standardisations made for data analysis.

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

- The owner name *G. W. Rly. Co* in Appendix 1 has been standardised to *Great Western Railway Co.* in Appendix 2;
- The abbreviation *Coy* in Appendix 1 has been standardised to *Co.* in Appendix 2;
- The occupier name *The Gt. Western Rly Coy.* in Appendix 1 has been standardised to *Great Western Railway Co.* in Appendix 3;
- The abbreviation *Comrs.* in Appendix 1 has been standardised to *Commissioners* in Appendix 3;
- The abbreviation *Rd* in Appendix 1 has been standardised to *Road* in Appendix 4;
- The abbreviation *St.* in Appendix 1 has been standardised to *Street* 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 1 shows the various districts by Income Tax parish, Valuation Summary book number and related assessment numbers. Table 2 shows the booklet numbers for the parish of Worcester (20 in total) and their relationship to the Valuation Summary books.

Table 1: 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 2: 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