

The Leamington Brewery

by Ken Flint

The brewery was started in 1839 when Stephen Lewis, described as a silk mercer of London, bought a piece of land in Lillington Avenue from Thomas George Skipwith, Glynne Welby and Christopher Wise. The deeds of the deal dated 20th August 1839 show that these three gentlemen owned much of the land around the brewery. The land was some 1030 square yards in size and Lewis had to keep up the fences around the land which he had promised to erect within 6 months of the purchase. The deeds state "Stephen Lewis, his heirs, appointees as assignees shall not nor will at any time hereafter carry on or cause or permit or suffer to be carried on upon the said piece of land and premises any part thereof any trade or business whatsoever other than that of a common brewer and maltster which shall be a nuisance to the occupiers of any other lands or hereditments adjoining". This implies that Lewis intended to build a brewery from the start. In 1853 he bought another strip of land from Henry Wise and Daniel Squirrel down the side of the brewery 60 feet wide, to build a road into the premises but this was never built.

Lewis's original partner was a Mr Sandeman but in 1841 they were joined by John Haddon. Initially Lewis turned him down as a partner, since he believed his business was just picking up from the initial teething problems — Sandeman was in charge of buying materials and sales but Lewis conceded that "we possibly need another partner", and later indeed Haddon joined. John Haddon went on to become one of Leamington's most respected citizens and one of the founding fathers of the modern town. Haddon's first job was with Lewis's drapery business in Bath Street and later in the Parade with Lewis and Allenby (a well respected London company). When Haddon joined the brewery it was a small but established company and he took over the business, running it as Lewis, Haddon and Company until his death from a heart attack on 26th September 1875 at his home in Radford Road. He is buried in Offchurch, the village where he was born.

Lewis died in 1871 but his son, Arthur James Lewis joined Haddon and William Wells Ridley in a new partnership. The profits from the partnership were shared on an 8:5:5 split to Lewis, Haddon and Ridley respectively. Ridley had joined the firm in 1868 (replacing a Mr Allenby) with £5,000 as capital which Haddon lent to him. On his death Haddon's estate was valued at £43,716 of

which £24,702 was his share of the firm and £5,812 was owed by Ridley. Haddon appears to have continually ploughed his share of the profits back into the brewery as he had £14,478 in his own account with the brewery as well as his initial £7,000 stake (Lewis put up £24,000 and Ridley £5,000). The whole brewery was valued at the time by Haddon's solicitors as follows:-

Plant	£5,850	Cash	£6,363
Casks	£8,622	Horses	£ 896
Malt	£3,250	Beer Stock	£ 1,324
Hops	£ 680	Debts to the Company	£24,826
Bottle	£ 206		

Lewis, Haddon & Allenby's advertising



THE ROYAL LEAMINGTON BREWERY.

LEWIS, HADDON, & ALLENBY,

Brewers of the Finest Ales and Porters,

LEAMINGTON, WARWICKSHIRE.

Sole Agents—BRIGHT & CO.,

11, Lower Castle-street, LIVERPOOL.

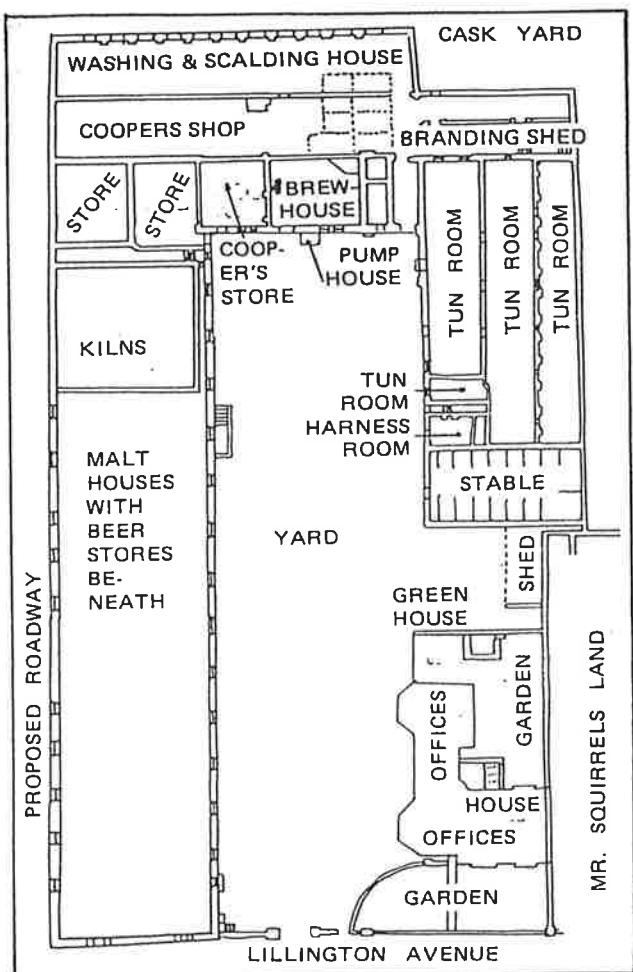
The Agents to the Royal Leamington Brewery being desirous of extending their business in this district for their celebrated Ales and Porters in Cask and Bottles, are better able to supply a fine pure extract of malt and hops and at a lower price than others. We beg to submit our prices as under:—

ALL FULL-SIZED BOTTLES.

	PER DOZEN.		
	Qrts.	Pts.	½-Pts.
East India Pale Ale, brilliant quality strongly recommended for invalids as an excellent tonic	5s. 3d.	3s. 4d.	2s. 2d.
Strong Mild Ale, XXX	5s. 3d.	3s. 4d.	2s. 2d.
A very pure Mild Ale, XX	4s. 9d.	2s. 6d.	2s. 0d.
A very agreeable light Ale for the dinner or supper	3s. 0d.	2s. 0d.	
Imperial Double Brown Stout	5s. 3d.	3s. 4d.	2s. 2d.
Double Brown Stout, very full and ripe	4s. 9d.	2s. 6d.	2s. 0d.
Brown Stout	4s. 0d.	2s. 3d.	1s. 9d.

Contracts with hotels and others for a regular supply of Ales and Porters in wood and bottle, in fine condition for immediate use. Bottles to be paid for on delivery, the same amount will be paid back when the bottles are returned.

Represented by Mr. JAMES SWINBURN,
BOTTLING STORES, LONDON STREET, corner of Derby-road,
SOUTHWICK



Ground Plan of the Leamington Brewery in 1885.

- (16) Green Dragon, Market Place, Warwick, plus the granary, stable, coach house and the market spaces in front.
- (17) Masons Arms, Milverton, plus stables and brewhouse. Tenant William Hemming at £24 a year.
- (18) Queens Head, Cubbington, plus the pew in the local church. Tenant Thomas Marson at £32 a year.
- (19) New Inn, Long Itchington, plus the barn, stable, gardens and the house next door which had been the brewhouse. Tenant Charlotte Baldwin £30 a year.
- (20) Butchers Arms, Long Itchington, plus the butchers shop and orchard. Tenant John Mann at £32 a year.
- (21) Malt Shovel, Bubbenhall, plus the malthouse, house garden, orchard, piggery and cartsheds. Tenant William Mumford £24 a year.
- (22) Golden Lion, Regent Street, Leamington plus the brewhouse, butchers shop (formerly a coach house). Tenant Henry Goode at £100 a year.
- (23) PortoBello Inn, Emscote, Warwick, plus the brewhouse and stable. Tenant Henry Bawcut at £140 a year.
- (24) Globe Inn, Railway Terrace, Rugby. Tenant Job Grant at £85 a year.
- (25) Unicorn Hotel, Deddington, Oxfordshire plus the brewery, malthouse, barn, stables. Tenant William Barton at £32 a year.
- (26) Black Prince Inn, 79 Much Park Street, Coventry. Tenant Benjamin Mason at £26 a year.
- (27) Rob Roy beerhouse, Brook Street, Leamington, plus the brewhouse and other outbuildings.
- (28) Somerville Arms, Campion Terrace, Leamington. Tenant James Fletcher at £35 a year.
- (29) Malt Shovel, Gaydon, plus malthouse, stables, garden, orchard and cottage. Tenant I. Greenway at £25 a year.
- (30) Leopard Inn, Tachbrook, plus the Carpenters and Wheelwrights shop.
- (31) Talbot Inn, High Street, Banbury (previously known as the Dog), plus the brewhouse, outhouse and garden.
- (32) Lamb Inn, Mickleton, plus the butchers shop, slaughterhouse, brewhouse and stables. Tenant Frederick Canning at £20 a year.
- (33) Horse and Jockey, 36 Lawford Street, Rugby.
- (34) Cross Keys, Swinford, Leicester. Tenant May Griffin at £16 a year.

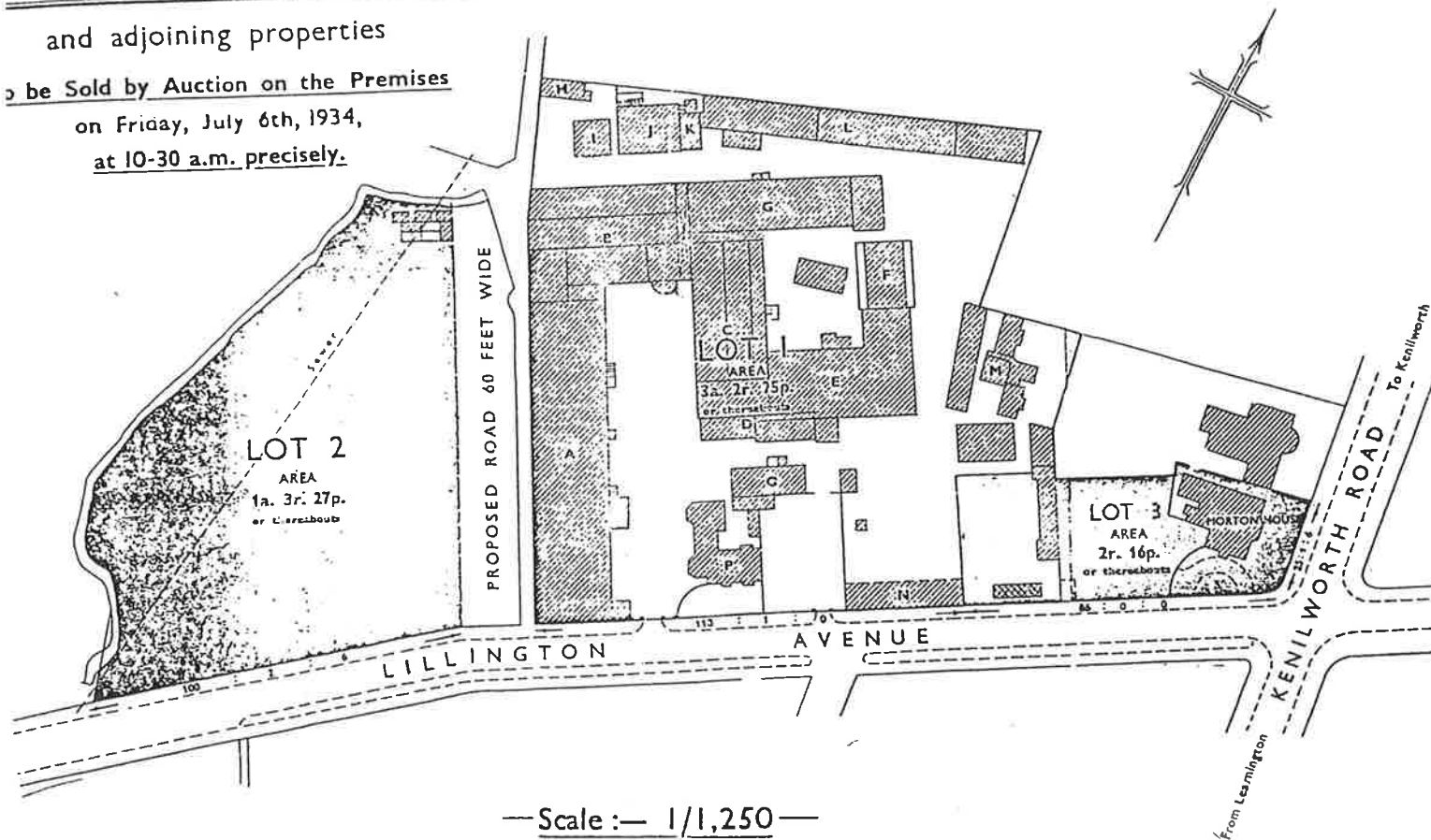
LEAMINGTON BREWERY

and adjoining properties

to be Sold by Auction on the Premises

on Friday, July 6th, 1934,

at 10-30 a.m. precisely.



Plan of the Leamington Brewery prepared for its auction in 1934.
The proposed road was never built.

(35) Stag and Pheasant, Hillmorton (previously known as Harrow), plus the brewhouse, stables, granary and workshops. Tenant J.W. Cave at £35 a year.

There are no details of the size of the brewery at the time but turnover must have been considerable, as the Warwick Brewery produced 9050 barrels per annum for 12 pubs. Under Lucas and Co the buildings were considerably altered and the main brewery was completely re-erected in 1896. Comparison of the two sets of brewery plans show how the main buildings altered.

Lucas and Co also acquired the Warwick Brewery in 1896 and a lot more tied houses before it finally closed in 1934 after being taken over by Ansells Ltd of Birmingham in November 1928. The brewery was sold at auction on 6th July 1934 by Edwards Son and Bigwood a Birmingham firm. One of the conditions of sale was that the premises could not be used for the brewing of beer, ales, stout or the distilling of spirits. The buildings were bought by Robert England, estate agents acting on behalf of the Leamington Council who still use the buildings as offices and stores. Ansells leased the malt-ings for 21 years after the sale.

The brewery was described as a 60 quarter brewery of several communicating buildings of brick and slate construction varying from one to four storeys with a clock tower. The malthouse consisted of two kilns and was 266 ft long. The brewery well was 93 feet deep and a flow of greater than 100,000 gallons a day was possible. There was also a cooperage, stables, black-smiths shop, bottling plant and garage. The buildings sold for £4,000. The fittings were bought separately and consisted of some 300 items from copper piping, corks, bottles to the engines of the power plant. There were two thirty quarter mash tuns each 14 feet in diameter and 6 feet

deep; 2 coppers one 170 barrels open topped and steam heated, the other 100 barrels; and 20 fermenting vessels, all copper lined and made of oak (4 were 80 barrels capacity, 4 x 70 barrels, 6 x 50 barrels, 6 x 60 barrels). The fittings sold for £2,462.

At the same sale Morton House, also owned by the brewery, was sold. This was the residue of the land fronting Lillington Avenue which the brewery did not originally include. It was bought in 1892 from Robert Gordon by Lucas and used by him for a few years, then rented to Thomas Ryland, an alderman in 1929. He bought the property at the sale for £1,500.

Like his predecessor Haddon, Morton Lucas became a big name in Leamington. He was born in 1856 in Horsham, educated at Harrow and Trinity Hall, Cambridge. He was a Justice of the Peace, High Sheriff of Warwickshire and a founder member of Warwickshire County Council. He was a captain in the Warwickshire Yeomanry and listed his hobbies as big game shooting and cricket (he captained Sussex County Cricket Club at some time in his career).

Lucas and Company were certainly one of the biggest of the Warwickshire breweries, but even this was no protection from the takeovers of Mitchells and Butlers and Ansells who, at this time, were engaged in a battle to secure the major slice of Midlands trade. The reasons why Lucas succumbed are unknown, but Morton Lucas was an old man and there is no evidence of a son to take over the business, and he was still the effective ruler. The fate of Blackwell and Arkwright is unknown but from 1897 only Lucas' name was associated with the company. For the interested person the Case is Altered, Five Ways, has an original Lucas & Company poster on its wall.

The Leamington Brewery.

**LEWIS & RIDLEY,
ALE AND PORTER
BREWERS.**

LONDON OFFICES :
Viaduct Chambers, Holborn.

Lewis & Ridley's advertising.