

Warwick Brewery
Wallace Street, Saltisford, Warwick
 [Offices at: 4 Swan Street]

As a precursor to the potted history of the subject brewery, herewith some background information on the ‘landscape’ that existed prior to, and post, the foundation of the Warwick & Leamington Brewery

In 1801, Leamington Priors had a population of just 545 and was classed as a ‘village’. However, due to the existence of saline water springs, the medicinal properties of which had been recognised, it became increasingly fashionable to ‘take the waters’ and so Leamington Priors became Leamington Spa and its’ population growth began to accelerate significantly – increasing fourfold [to 2,376] by 1821 and then sevenfold [to 16,785] by 1851.

Conversely, due to its long history of settlement, Warwick’s population had been growing for centuries and in 1801 – when the Leamington count was just 545 – its’ population stood at 5,607, and it would not be until the 1841 census that Leamington’s population would outnumber that of Warwick. The following table illustrates the population growth patterns of the two towns during the first half of the 19th century: -

	Leamington*	Warwick
1801	545	5,607
1811	754 [+38%]	6,497 [16%]
1821	2,376 [215%]	8,235 [27%]
1831	6,746 [183%]	9,109 [6%]
1841	13,695 [103%]	9,775 [7%]
1851	16,785 [23%]	10,973 [12%]

* Figures include Milverton and Lillington.

In 1830, the ‘Beerhouse Act’ was introduced in an attempt to reduce the excessive consumption of spirits, eradicate ‘gin houses’ and suppress the increasing incidence of public drunkenness and other anti-social behaviour. However, this ‘Act’ also dismantled many of the existing controls and, in doing so, relaxed the regulations applicable to the licensing of premises. It enacted that any householder assessed to the poor rate [a tax levied by parishes for the support of the poor] could retail beer from their premises without obtaining a licence from the local justices – they simply obtained an Excise licence costing two guineas [£2.2s.] per annum. These lower tier establishments were termed *beer houses*, as they could only sell beer [and cider].

Due to the ease of obtaining a *beer house* licence, and its relatively low cost when compared to the profit potential, the national impact was significant. In Leamington, during the five years following the ‘Act’ at least 53 *beer houses* had opened, by 1840 the cumulative total exceeded 75 and by 1850 the total number opened in the twenty-year period approximated 95.

Conversely, the impact of the 1830 ‘Act’ on Warwick’s ‘pubscape’ was far less significant with only about 9 *beer houses* opening during the subsequent ten years, and by 1850 the cumulative total still only approximated 20. However, one shouldn’t draw comparisons between the impact of the ‘Act’ on Warwick and Leamington due to their vastly differing histories and status at that point in time. For example, in 1829, when Leamington had just 16 inns/public houses, Warwick already boasted about 40 such establishments and a population almost 50% greater in size.

The Warwick & Leamington Brewery was founded at a public meeting on the 6th February, 1832, after the following ‘Notice’ was posted in the Leamington Spa Courier on 4th February: -

“The establishment of a Public Brewery, in Warwick, for making and supplying the town and neighbourhood with Genuine Porter, Ale, and Beer is considered very desirable, and it is proposed to form a company for that purpose. As several persons have approved of such an undertaking, and entered into a subscription for carrying it into effect, a PUBLIC MEETING will be held, at the SWAN HOTEL, WARWICK, on MONDAY, the 6th day of February next, at twelve noon precisely, when the attendance of those who may approve of the measure, and wish to become Proprietors, is requested, and, at which time full particulars will be submitted for consideration.

Warwick. Jan. 28, 1832. S. W. HAYNES, Solicitor.”

The meeting pursuant to the above advertisement, was chaired by Mr. John Tomes Esq, M.P. and the following resolutions were severally proposed and carried unanimously: -

1. — That a Company be now formed for the purpose of making and supplying the Public with Genuine Porter, Ale, and Beer, to be called: - "The Warwick and Leamington Brewery Company."

2. — That a Subscription be now entered into for that purpose, and that the Capital of the Company be £20,000, to be raised in Shares £50 each. That the Sum of £5 per share be paid on or before the 1st Day of May next; and that Calls be afterwards made from time to time on the Subscribers as the Committee may see occasion, so that no Call exceed the Sum of £5. per share, or be made oftener than once in every month.

3. — That the large Factory, Warehouse, Malthouse, Dray-House, Lofts, Stabling and about 6,000 Square Yards of Land, situate in the Saltisford [Wallace Street], in Warwick, be purchased at the sum of £4000, and that the business of the Company be carried on there.

4. — That a Committee be appointed to carry these Resolutions into effect; and that such Committee consist of the following Gentlemen, namely — Dr Jephson, Mr. William Collins, Mr. Joseph Sanders, Mr. Richard Jaggard, Mr. William Clarke, and Mr. Richard Hiorns, with power to add to their numbers; and that all applications for Shares be made to them, or the Solicitor to the Company.

5. — That Messrs. Tomes, Tomes, and Russell be, and are, hereby appointed Bankers to the Company.

6. — That Mr. S. W. Haynes be, and is, hereby appointed the Solicitor to the company.

Resolved — That the thanks of the Meeting be given to Mr. Tomes for his compliance with the wishes of the meeting in taking the Chair, and for his attention to the business of the meeting.

By Order of the Committee,
S. W. HAYNES.

The Warwick & Leamington Brewery Company was established on an initial capital of £20,000, apportioned as follows: -

£4,000 — Purchase of land and buildings in Wallace Street, Saltisford, Warwick – previously a worsted mill belonging to Tomes, Jaggard and Hiorns.

£1,200 — Alterations to buildings and to build two malt houses.

£2,500 — Casks and plant.

£ 300 — Drays and horses.

£8,000 — Working capital.

£4,000 — Contingency fund.

The brewery building – previously a worsted mill belonging to Tomes, Jaggard and Hiorns – was modelled on that of Truman, Hanbury & Buxton [Brick Lane, Spitalfields, London, E1], and the consultant engineer was George Barnard of Birmingham. The brewery began operating in 1833, with the major shareholders being John Tomes, Richard Jaggard, Richard Hiorns and Benjamin Russell. Initially managed by Richard Hiorns, it traded as Jaggard, Hiorns & Collins until William Collins left in 1836 and the company continued under the banner of Richard Jaggard and Richard Hiorns.

When the Warwick & Leamington Brewery opened in 1833 it was the sole Warwick brewery and the, then named, Regent Brewery [Wise Street] was the only wholesaling brewery in Leamington – the significantly larger Leamington Brewery [Lillington Avenue] would not be founded until 1839, and the significantly smaller Castle Brewery [Brunswick Street] would not commence wholesale brewing until the mid-1840s. Despite it having a ‘golden opportunity’ to do so, the Wise Street brewery failed to capitalise on its strong marketing position and appeared to struggle as a business for much of its duration – it would close in 1839 [during my research, I did not find any evidence of the brewery advertising its products during its 27 years of operation].

Furthermore, competition from regional breweries, such as Ansell's, Mitchells & Butlers [M&B] and Hunt Edmunds was still in the future, although Flower & Sons [Stratford-upon-Avon] – which had been operating since 1831 – was beginning to grow in stature and loom as a major competitor to all that came after.

Despite the minimal impact on Warwick of the 1830 Beerhouse Act, the town already had upwards of 40 pubs and the number in Leamington would exceed 70 by 1840. It was therefore, theoretically, an opportune time for an entrepreneurial brewer to capitalise on the substantial market on its doorstep and the fast growing market in the adjoining borough.

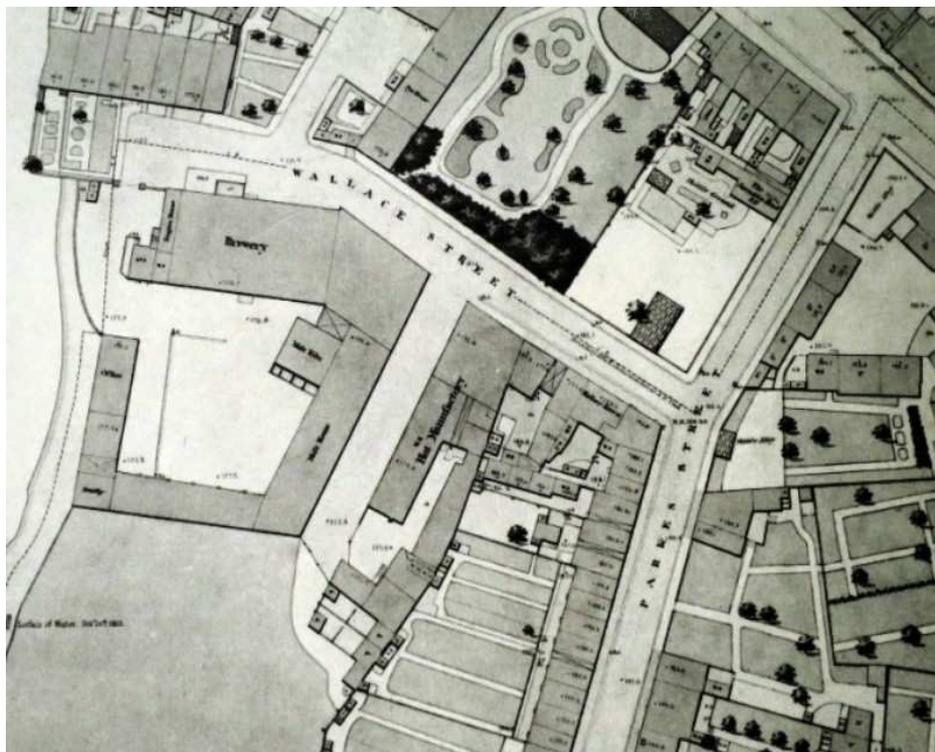
When John Tomes died in 1844 – having resigned the previous year – his place in the company's hierarchy was taken by William Bannister Shaw, a shareholder since 1841. With the death of Richard Hiorns in 1845, Richard Jaggard took over the management role and the company continued as Jaggard & Jaggard [Richard & Joseph], the latter also being an original shareholder. However, once the transfer of Richard Hiorns' shares to his son John was finalised the name changed to Jaggard, Jaggard & Hiorns.

By 1847, the volume of business conducted within close proximity of the brewery had increased substantially, but the logistics associated with the widespread collection of casks were proving problematic. Accordingly, the company elected to cease supplying agents in the outlying districts.

In early May 1847, the Leamington Spa Courier listed the following auction to be conducted at the Rose & Crown, Warwick, on 11th May, 1847:- “All that freehold and building land and appurtenances, situated near to the Brewery, Saltisford, in the Borough of Warwick. The building is in good state of repair, and at a modest outlay might be converted into a twelve or fifteen quarter Malthouse, or to any other purpose where extensive room is required”. Although not confirmed, it is likely that the brewery purchased and converted this premises into the “detached Malthouse steeping 14-Quarters in Cherry Street” – as listed in the 1879 auction notice when Percy Barron [proprietor] sold the brewery to Dutton & Sons.

When Richard and Joseph Jaggard both retired in 1852 [Richard dying soon afterwards and Joseph circa 1856], their shares passed to John Rose and William Thomas Jaggard, and in 1853 the company became Hiorns, Jaggard & Rose.

*1851 Board of Health Map showing the brewery's Wallace Street location
[Courtesy of Leamington Library]*

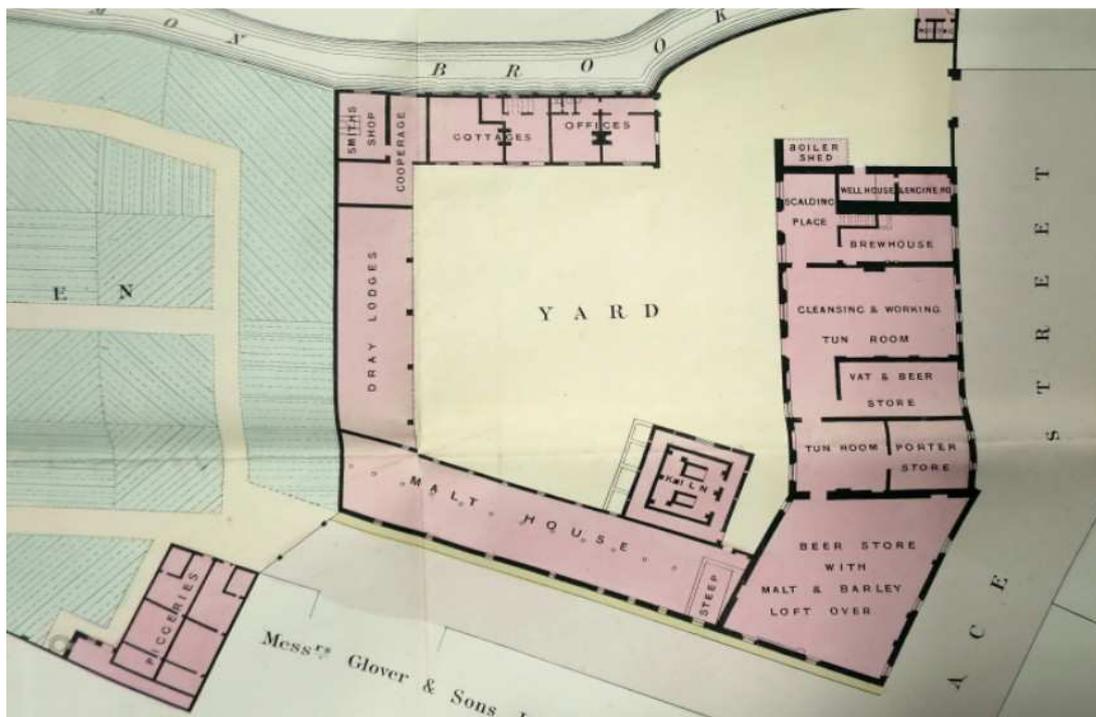


Benjamin Russell had joined the management team in 1851 [and would replace the retired Richard Haggard in 1852] and immediately set about implementing a rationalisation program to improve brewery performance and profitability. By September 1852, Russell reported that all was not well with the company finances and an external accountant was engaged to audit the books and act as Financial Controller. It appeared that the previous administration had been somewhat lax and there were grave concerns about the amount of debt owed to the brewery by its agents. Although the company would continue operating into the next decade it would not manage to trade out of this situation. Furthermore, Flower & Sons – a family owned brewery since 1831 [Stratford-upon-Avon] – continued to expand and exercise increasing competitive pressure on its Warwick counterpart.

In 1856 the management committee was still concerned about the level of company debt and later the same year Benjamin Russell left the company, himself owing a large sum of money. By 1857 the company had no alternative but to borrow £5,000 from the bank, against the mortgage on the brewery and plant, so that it could continue to operate.

To compound the financial issues, production was severely disrupted from 1857-59 due to water supply problems. Apparently, the construction of the railway line to Warwick caused the gradual drying up of the well and a deteriorating water quality. At a quarterly meeting of the Warwick Town Council in May, 1857 – referencing the threatened claim for compensation for “drying up the well” – the mayor observed that he believed the well had been made efficient. However, that the London & North Western Railway eventually [likely 1859] paid for 400 yards of copper piping to pipe water from a new well they had drilled near the canal, suggested that there had been no previous solution; irrespective, the damage was done.

In March 1864, the decision was made to sell-up and on 14th June the company settled with Frank Speakman Webb and Percy Barron. Originally offering £4,000 – the same price paid for the site and buildings in 1832 [prior to its ‘alterations’] – the sale documents list the purchase price as £4,550 “to buy the building and premises, now and for many years past used as a brewery, with the counting house; cottages adjoining; malt house; malt-kiln; wagon sheds; yard and appurtenances situated in Wallace Street, Warwick, and known as Warwick & Leamington Ale, Porter & Beer Brewery; and the engines, coppers and vats”. The stock and plant was valued independently and the transfer was completed in 1866. There is also mention of a brewery tap-house, which would become the Wallace Tavern [corner of Wallace and Parkes Street].



Warwick Brewery Premises 1879

Courtesy of Warwickshire County Records Office [Reference: CR1097/154]

The new business traded in Barron's name – [Webb & Barron, 1867-72; Percy Barron & Co, 1874-78] – until put up for sale in 1879 due to the illness of the proprietor, Percy Barron; the auction notice read as follows: -

BREWERY AT WARWICK

With 12 Public Houses, conducting an increasing trade of over

2,000 QUARTERS per ANNUM

Particulars and Conditions of Sale

of

The Valuable Freehold Property,

Comprising the thriving concern known as

WARWICK BREWERY,

and consisting of the spacious manufacturing premises, including a

22 –QUARTER MALTHOUSE,

Offices, Foreman's Cottage, and large Garden. Also, the excellent detached Stabling.

Connected with the business are

12 PUBLIC HOUSES AND BEER HOUSES,

[Five being of Freehold Tenure] situate at

Warwick, Emscote, Leamington, Kenilworth, Stockton, Stretton and Barford,

which together with the well secured Free and Private Custom of the Brewery commands a steadily increasing Trade of

2,250 QUARTERS PER ANNUM.

The situation, in addition to its being a choice locality for residence, is within easy distance of Coventry and other neighbouring populous towns, where Trade might be largely extended.

The Property will be Sold by Auction by

MR. ALFRED THOMAS,

AT THE WARWICK ARMS HOTEL, WARWICK

ON SATURDAY, 8TH FEBRUARY, 1879,

AT TWO O'CLOCK precisely, IN ONE LOT.

[in consequence of the continued illness of the Proprietor, Mr. Percy Barron.]

PARTICULARS OF THE SALE

The location of the WARWICK BREWERY renders it particularly choice for residence, as well as affording by Railway communication, an outlet for cultivating a largely extended Trade.

The Annual Excise Payments for the three years ending at Michaelmas last were made upon 8,150, 8,270, and 9,050 barrels respectively, exhibiting a steady natural increase in the Beer business, to which might advantageously be added a Spirit Trade.

The sum of £5,000 may be left on mortgage of the property if desired.

THE HOME PREMISES

Which are FREEHOLD, are situate in

Wallace Street, Warwick,

are of substantial brick and slated construction and lofty elevation, and comprise in the main building: -

The **Brewhouse** [in which is the manufacturing plant], with **Scalding Place**, and **Engine House** adjoining; **Cleansing and Working Tun Room, Racking Room and Vat Stores**, over which are spacious **Malt and Hop Lofts**, also a large **Beer Store**, with capacious **Malt and Barley Lofts** above [in connection with the Malt-House].

A 22-QUARTER MALTHOUSE

comprising two Cemented Working Floors, and a Tiled Kiln adjoining.

Clerk's and Private Offices, and Foreman's Cottage. Also Cooper's and Smith's Shops and range of cart lodges.

SPACIOUS YARD, WITH LARGE GARDEN BEHIND,

[the latter having a separate entrance], in which are Piggeries, Fowl-House, &c.

The entire surface covers an area of two acres or thereabouts.

THE PLANT AND UTENSILS OF THE BREWERY

consist of a 15-Quarter **Mash Tun**, open **Copper** to boil 50 barrels, iron **Boiling Back** to hold about 60 barrels, two **Liquor Backs**, iron **Hop and Under Back, Coolers**, Morton's **Refrigerator**, seven **Working Tuns** varying from 25 to 66 barrels [six fitted with attemperators and three with parachutes], **Slate Racking Back**, and eight **Store Vats**; an 8-horse power **Horizontal Steam Engine**, with **Boiler**, and the machinery and gear to work Liquor and Wort Pumps, Malt Mills, Mashing Machine, &c., Pipes and Cocks, Brick and Ironwork, and the Stages, Bearers, and Supports to the several utensils.

N.B. — The Plant and Utensils abovementioned, together with the Stock-in-Trade, Rolling Stock, Fixtures, Fittings, and other effects belonging to the Brewery and property connected therewith, are, together with the Book Debts owing to the business as on the 25th day of March next, to be taken by the purchaser at a valuation in the customary manner as prescribed by the Conditions of Sale.

Detached from the Brewery are FREEHOLD Premises, comprising: -

EXCELLENT STABLING, forming loose boxes for 10 horses; including Hay and Straw Loft above, and Carpenter's Shop and other Stores adjoining; also, a Chaise-house, Piggery, and Manure Pit with Yard in front.

Adjoining the last described property are: -

LEASEHOLD BEER STORES, which with a **Dwelling House** [occupied by Mr. Jeles at an annual rent of £10] and other premises [at a rent of £35 per annum] are held on Lease, which expires on 1st August, 1879.

ALSO

A detached **Malthouse** steeping 14-Quarters in Cherry Street, held under a yearly tenancy expiring 25th December at a rent of £27 10s. per annum.

The following PUBLIC and BEER HOUSES are included in the Sale.

1. — A Leasehold Public House, known as the “**Wallace Tavern**”, situate in **Wallace Street, Warwick**, and near the Brewery, and which with the adjoining corner house and shop are together held on lease for an unexpired term of 12 years from Michaelmas, 1878, at an annual rent of £26. The Public House is let to Mr. Grinsell at a rent of £16 per annum and the Cottage at £10 8s. per annum.

2. — A Leasehold Public House, known as the “**Mulberry Tree Inn**”, situate in **Market Street, Warwick**, held under a yearly tenancy at an annual rent of £19, and let to Mr. Glyn, also at a rent of £19 per annum.

3. — A Freehold Public House, known as the “**Red Horse Inn**”, situate at the corner of **Crompton Street and Hampton Street, Warwick**, in a commanding position close to the Racecourse. The Public House contains good Bar and Smoke Room, Tap Room and Kitchen, under which is good Cellarage. Large Clubroom and two Bedrooms on the first floor, four Bedrooms on the second floor, and a Race Stand on the roof. The Outbuildings comprise several loose boxes and other Stabling, with Carriage Houses, Yard, &c. In the occupation of Mr. John Casey, at a rent of £39 per annum. Also, the adjoining Malthouse and premises used as Corn Stores, let to Mr. Kiss at a rent of £8 per annum.

4. — A Freehold Tavern, known as the “**Great Western Arms**”, a compact modern ‘House’ on the approach to the Railway Station, **Coventry Road, Warwick**, comprising spacious Bar and Bar Parlour, Private Parlour, and large Smoke Room; Kitchen and Larder on the ground floor, with excellent Cellarage in the basement; Sitting Room, five Bed Chambers, and W.C. on the first floor; Paved Yard, with Folding Gates, in which are a Carriage House, Stable for two horses and a Gig Lodge, Coal and Wash Houses, Manure Pit and Pigsty; also a long Skittle Shed beyond, with range of ceiled Stabling and Loose Boxes for ten horses. In the occupation of Mr. Slater at a rent of £50 per annum.

N.B. — The nominal sum of 2s. 6d. per annum is paid to H. C. Wise, Esq, for the strip of ground next to the approach road to the station.

5. — A Leasehold Beer House, known as the “**Vine Inn**”, situate at **Packmores, Warwick**, a short distance from the previously listed, with large Garden in the rear. Held for a term of 7 years from Michaelmas, 1878, at an annual rent of £26 per annum, and let to C. Palfrey at £26 per annum.

6. — A Freehold Public House, known as the “**Dolphin Inn**”, situate at **Emscote on the Warwick New Road** [corner, Pickard Street], a Brick and Stuccoed-Fronted House comprising Entrance Lobby, bow-fronted Bar Parlour; large Larder or Shop, and Kitchen beyond, with good Club Room and three Bedrooms on the first floor, Yard in the rear, with entrance from side street, in which are Wash and Coal Houses, Stable with Loft over, Coach House, and loose box; also a good walled-in Garden. In the occupation of H. Edwards at a rent of £27 per annum.

7. — A Freehold Beer House, known as the “**Alexandra Tavern**”, situate at the **corner of Abbott’s Street and Bath Place, Leamington**, close to the Bath Hotel, and comprising Bar and Bar Parlour, Smoke Room and Kitchen on the Ground Floor, with Cellar in the Basement; a Sitting Room and two Bedrooms on the first floor, and three upper rooms. Also, the Leasehold House adjoining, being No. 2, Bath Place, containing a Private Parlour, with Cellar beneath; Parlour, Kitchen and three Bedrooms. Held for a term of 21 years, if a person mentioned in the lease should so long live, from Midsummer 1874, at an annual rent of £14. The Beer House is let to Mrs. Doherty, at a rent of £19 per annum, and the Leasehold Property at £14 per annum.

8. — A Leasehold Beer House, known as the “**Lansdowne Tavern**”, well placed at the **corner of Lansdowne Street and Swan Street, Leamington**, and held for a term of 21 years from Lady-Day, 1870, at the annual rent of £19, and let to John Sparrow at a rent of £19 per annum.

9. — A Leasehold Public House, known as the “**White Lion Inn**”, at **Kenilworth**, containing good internal accommodation, with Yard and Outbuildings, and large Garden in the rear; held for a term of 7 years from Midsummer, 1877, at an annual rent of £45, and let to W. H. White at a rent of £40 per annum.

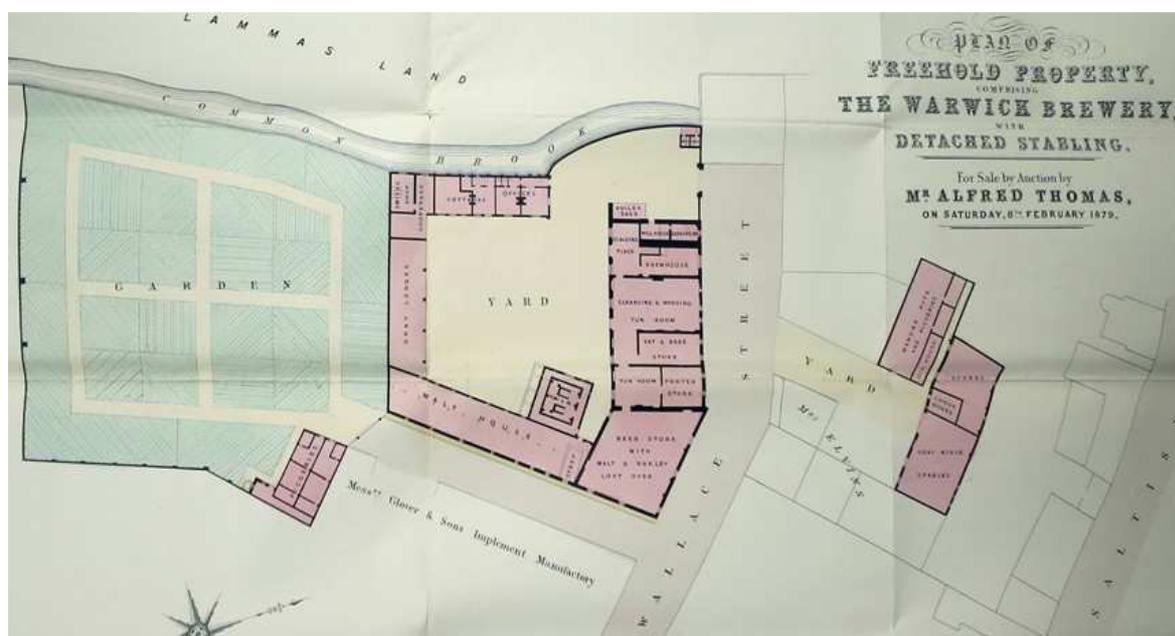
10. — A Freehold Beer House, known as the “**Crown Inn**”, at **Stockton**, containing good Tap Room, Pantry, Upland Cellar, Private Parlour, and Back Kitchen, with five Bedrooms above. Stable Yard, in which are a large Thatched Barn and Stable, Cow-house, and other Outbuildings; also a good Orchard beyond – the site altogether being about 1¼ acres.

11. — A Leasehold Beer House, known as the “**Shoulder Of Mutton**”, at **Stretton-On-Dunsmore**, held for 7 years from Christmas, 1877, at an annual rent of £35, and let to Joseph Sharman at a rent of £30 per annum.

12. — A Leasehold Beer House, known as the “**Red Lion Inn**”, at **Barford**, held for a term expiring at Michaelmas, 1879, at an annual rent of £27, and let to T. Hill at a rent of £19 per annum. Also, an adjoining Cottage which is held at an annual rent of £6, and let to T. Hill at the like rent.

1879 Auction notice is reproduced courtesy of Warwickshire County Records Office [Reference: CR1097/154]

On Auction day, 8th February, 1879, the bidding began at £6,000 and rose steadily until purchased for £16,500 by Mr. Jonas Paston [auctioneer, Bicester, Oxfordshire], on behalf of Mr. J. Dutton of Dutton & Sons, Witney, Oxfordshire.



*Warwick Brewery Premises 1879 [Expanded View]
Courtesy of Warwickshire County Records Office [Reference: CR1097/154]*

By February 1883, trading as Dutton & Co, the brewery was advertising its products thus: -

WARWICK BREWERY

INDIA PALE AND MILD ALES AND DOUBLE STOUTS

Xx FAMILY ALE, ONE SHILLING PER GALLON

A Liberal Discount allowed for Cash. ORDERS received at the BREWERY; and by C. G. Foss, at the LEAMINGTON OFFICE, 16, VICTORIA TERRACE, where samples may be tasted.

For the forty years following the 1830 ‘Beerhouse Act’ most pubs were ‘free-houses’, so called because they were not owned by, or ‘tied’ to, a particular brewery and could therefore source their products from wherever they chose. However, during the latter part of the 19th century the majority of pubs would become ‘tied-houses’, contracted to a specific brewery to exclusively sell their products. Also, Britain’s brewing industry was undergoing fundamental change, with an increasing number of breweries becoming public companies to generate the capital required to buy-up more ‘free-houses’ – and buy-out their competitors to gain control of their ‘tied-houses’.

For example, in 1875 the Leamington Brewery had just 7 'tied-houses' but by 1885 this number had increased to 35 and it would continue to grow for the remainder of the 19th century. Not so Warwick Brewery, which listed just 12 'tied-houses' in 1879 [only 6 in Warwick] and still only 12 in 1896, despite the town having 40-50 pubs throughout the period 1840-90. Although the brewery was well positioned to supply 'tied-houses', it is likely that it was still unable to fund such a strategy.

The Warwick Brewery would trade under the banner of Dutton & Hudson from 1888 until 1896, when it would suffer the same fate as many other breweries during that period – on 20th June the 'breaking news' in the Leamington Spa Courier was, "We understand the proprietors of the Leamington Brewery have purchased the Brewery of Messrs Dutton and Hudson, Warwick, together with the whole of the houses and business".

NB: Two of the 12 'tied-houses' included in the sale were in Leamington Spa: - Alexandra Tavern [corner, Abbotts Street & Bath Place] which closed in 1922, and Lansdowne Tavern [corner, Lansdowne Street & Swan Street], now Builders Arms.

And then, in October 1896, the following 'Public Notice' was posted in the 'Courier': -

NOTICE

MESSRS LUCAS AND CO BEG TO GIVE NOTICE THAT ON AND AFTER NOVEMBER 2ND, THE WARWICK BREWERY AND OFFICES WILL BE CLOSED. ALL BUSINESS WILL, AFTER THAT DATE, BE TRANSFERRED TO THE BREWERY, LEAMINGTON.

Orders and Monies will be Received at the Head Office, or the Branch Offices: -

130, PARADE, LEAMINGTON, AND 4, SWAN STREET, WARWICK.

The Brewery, Leamington, 15th October, 1896.



The Wallace Tavern [corner of Wallace & Park Streets] was originally the brewery 'tap-house'. This photo was taken during the tenancy of landlord Arthur Such [approx. 1914-1923]. Courtesy of Warwickshire County Records Office [Reference: CR1185/BOX20]

Acknowledgements:

Leamington Spa Courier [1830-96]

British Newspaper Archive (www.britishnewspaperarchive.co.uk)

Warwickshire County Records Office

Leamington Spa Library

'Warwickshire Breweries' by Joseph McKenna

'The Warwick Brewery' by Ken Flint – From the book, 'A History of Brewing in Warwickshire' – Edited by: Fred Lockett, Ken Flint & Peter Lee

'History of Warwick Pubs' – John Crossling [<http://www.hunimex.com/warwick/pubs/>]