

## THE DEVELOPMENT OF THE CANNON BREWERY ESTATE, WATFORD UNTIL MARCH 1898

ALLAN WHITAKER

The Cannon Brewery in the High Street in Watford, Hertfordshire, was originally owned by the Dyson family until it was sold to Joseph Benskin and William George Bradley in 1867. This paper is primarily concerned with the growth of the tied estate of this brewery from 1867 to March 1898. Changes due to acquisitions of individual properties, buying of other breweries with tied estates, leases and disposals will be discussed.

When I was researching for my book *Brewers in Hertfordshire*<sup>1</sup> I found it extremely difficult to obtain many details on the licensed properties owned or leased by John Dyson III when he owned the Cannon Brewery and later sold it to Joseph Benskin and William Bradley in 1868 and also other licensed properties that they bought later that did not form part of brewery estates. This paper deals with the search through primary and secondary sources of information.

John Pope, originally a miller and baker, finally became a brewer between 1714 and 1722 behind the King's Head, in the High Street, Watford.<sup>2</sup> His descendents, the Dyson family later owned the Cannon Brewery also in the High Street, Watford. When John Dyson III died in 1867 the family decided to auction the business.

A sale notice in the *Watford Observer* on 2 November 1867 described the Cannon Brewery as follows

as being a most complete establishment with two private residences suitable for principals surrounded by luxuriantly planted gardens and orchards, in the rear of which is a meadow known as Watford Field, the whole being freehold and occupying a site of nearly eight acres, in the heart of the town, close to the High Street railway station. The home

property further embraces two capital malshouses together wetting 22 quarters with capacious storage, a timber yard, and kitchen garden extending to the River Colne, two cottages and two small houses, one occupied by the brewer. Also 31 freehold and 11 leasehold public houses and beer houses situated in Watford and the surrounding neighbourhood. The whole of the forgoing, together with the fixed plant of the brewery and the goodwill of the trade (of 9,000 barrels per annum) will be sold in one lot, offering one of the most solid investments ever offered in the brewing business ever submitted to public competition.

Joseph Benskin, a retired London hotel owner of Paxton House, Turnham Green, Middlesex and his partner William George Bradley of Swindon, Wiltshire, bought the business for £34,000.

Using the Benskin's Watford Brewery Ltd. entry in Richmond and Turton<sup>3</sup> as a starting point, a request was made to the archivist of Allied Breweries Ltd, Burton-on-Trent for copies of the schedule of sale of the Cannon Brewery in 1867 and any legal documents associated with this sale. Unfortunately these documents could not be found although I was sent other details about the later history of the company. Searches at the Hertfordshire County Record Office, Hertford also proved negative. I repeated this search again after Anderson and Brown<sup>4</sup> had deposited appropriate sections of the Allied-Tetley plc brewery archive records in the County Record Offices in Bedfordshire, Buckinghamshire, Cambridgeshire, Hertfordshire and Greater London without success.

Tithe map records were the first obvious source to check as an accurate primary information source for

Dyson properties. In Watford there were the house and brewery (in the High Street to the south of the High Street Railway Station), King's Head, Queen's Arms, Red Lion (Colney Butts), Railway Arms, maltings and a house.<sup>5</sup> In Abbot's Langley there was the Bell at Primrose Hill and a meadow,<sup>6</sup> in Aldenham there was the King's Head,<sup>7</sup> in Bushey there was the William IV<sup>8</sup> and finally in Hemel Hempstead there was a beershop at location 861.<sup>9</sup>

Petty Sessions licensing books which list all the licensed properties plus their occupiers and the owners did not exist before 1870 so there is no public record of Dyson's later acquisitions or disposals after the production of the tithe maps.

A brief history of the Pope and Dyson family has been published by Smith<sup>10</sup> who stated that he had access to Ind-Coope Benskins Ltd. archives in Watford but did not cite any specific references in a bibliography. He stated that Dyson's owned the Three Tuns, the Three Crowns, the King's Head and the Red Lion at Colney Butts, all being in Watford, but had sold the Rising Sun, also in Watford, in 1816. As well there were the King's Head in Aldenham and the Bell in Abbot's Langley. Also in Watford, Joliffe and Jones<sup>11</sup> recorded the Nascot Arms and the Stag and Nunn added the Crystal Palace and the Railway Tavern. Nunn<sup>12</sup> also included the Leathersellers Arms, the One Crown, the Queen's Arms (St. Albans Road) and the Verulam Arms. None of these four are mentioned in the Dyson deed abstracts which will be dealt with later. The Queen's Arms is also recorded as a Dyson's property in the Watford tithe map terrier. It and the Leathersellers Arms were also owned for a few years by Sedgwick of Watford. It might be that these last four properties might have been owned or leased by Dyson's for very short periods and not been part of their estate in 1858 or 1886 or 1887. Elsewhere they owned the Robin Hood in Bushey.<sup>13</sup> This group of known properties only forms a small part of the 31 freehold and 11 leasehold properties in the 1887 sale.

The discovery of a copy of Helen Poole's Allied Brewery History Project in the Local Studies Department at County Hall, Hertford has helped to clarify the history of the Cannon Brewery tied estate and other properties before and after the sale by the Dyson family to Benskin and Bradley.

Poole's project consists of a series of hand written abstracts of deeds and other documents of breweries that became part of Allied Breweries Limited which are not indexed or page numbered. The majority had made in the Deed Room, Benskin House, Watford before all the documents were transferred to the Allied Breweries Head Office in Burton on Trent, before the Watford site was closed.

The relevant documents are:

1. Conveyance of the Cannon Brewery and several public houses and other hereditaments on 30 April 1858.<sup>14</sup>
2. Mortgage of 12 October 1866 on Freehold Hereditaments in Herts, Middlesex and Bucks for securing £8,000 plus interest.<sup>15</sup>
3. Deed of 12 October 1866 to accompany conditional surrender of Copyhold Hereditaments - Dyson to Bridge and Davies.<sup>16</sup>
4. Deed of Conveyance and Bargain and Sale of the Cannon Brewery and public houses etc: Ralph Dyson Esq, Charles Miller Layton and Samuel Ward and Messrs Benskin and Bradley.<sup>17</sup> John Dyson III's will dated 26 July 1866 appointed the first three named as his executors and he died on the 10 June 1867.
5. Deed of co-partnership on 15 January 1868 of Messrs Benskin and Bradley.<sup>18</sup>
6. Copy Assignment of Brewery Plant etc. on 30 March 1885 between Mrs Maria Benskin of High Street Watford, brewer and John Pusey Benskin of High Street Watford, brewer and Thomas Benskin of Reigate Surrey, Hotel Proprietor.<sup>19</sup>
7. Statement of Account between John Pusey Benskin and Thomas Benskin in September 1885.<sup>20</sup>
8. Agreement for Sale and Purchase of 2/3<sup>rd</sup> shares of Brewery Business at Watford on 1 May 1886.<sup>21</sup>
9. Assignment of 2/3<sup>rd</sup> shares of Goodwill, Debts and Credits: Mr John Pusey Benskin on 1 May 1886.<sup>22</sup>
10. Receipt signed by J.P. Benskin on 1 May 1886.<sup>23</sup>
11. Deed of Dissolution of Partnership: John Pusey Benskin to Thomas Benskin on 1 May 1886.<sup>24</sup> (This summarises all the properties, etc.).
12. Conveyance of Kingsbury (St. Albans) Brewery to Benskins Watford Brewery Ltd. on 21 March 1898.<sup>25</sup>
13. Schedule of acquisitions of St. George & Dragon Brewery Leighton Buzzard by Benskins Watford Brewery on 21 March 1898.<sup>26</sup>
14. Conveyance of 21 March 1898: E.J. & C. Healey Ltd. to Benskins Watford Brewery Ltd.<sup>27</sup>

15. Trust Deed on 23 March 1898 for securing £600,000.<sup>28</sup>

On 30 April 1858,<sup>29</sup> Ralph Dyson conveyed to John Dyson III the brewhouse plus the King's Head, the Red Lion (Colney Butts), the Three Crowns and the Three Tuns, all being in Watford, and the King's Head in Aldenham and the Bell in Abbot's Langley. There were also the Bell in Harrow Weald (bought 28 May 1805), the Travellers Friend B.H. in Chipperfield (bought 25 May 1843), the Lord Nelson in Harefield (bought 27 May 1845) and the Royal Oak in Hemel Hempstead. This deed has given the names of four more properties.

Eight years later on the 2 October 1866,<sup>30</sup> John Dyson III undertook a mortgage for £8,000 plus 5% interest with Alfred Charles Bridge Barrister at Law in the Middle Temple, London and Robert Craddock Davies Esq of Southminster, Essex. As security there were the Fox B.H., King's Head, Red Lion (Colney Butts), Stag, Three Crowns and Three Tuns, all were in Watford. There was also the King's Head in Aldenham, the King William B.H. in Bushey, the Travellers Friend B.H. being quoted in King's Langley rather than Chipperfield, the George Inn (Cock) in Hemel Hempstead. Additional properties included in the estate were the Green Man in Abbot's Langley, the Gardeners Arms Beer Shop in Berkhamsted, the Plough in Chenies, Buckinghamshire, the Crystal Palace B.H. in Edgware, the Lord Nelson B.H. in Harefield, and the Duck and the White Hart B.H. in Harrow Weald.

In an deed<sup>31</sup> to accompany the additional surrender of Copyhold Hereditaments on the 12 October 1886, the abstract referred to the Railway Tavern in Watford, the Hammer in Hand in Leavesden Green, a suburb of Watford, and also the Bricklayers Arms in Aldenham, the Swan in Boxmoor, the Greyhound in South Mimms and in Hemel Hempstead there were the Royal Oak, the Plough at Moor End, the Halfway House at Marlowes and the Boar's Head at Piccotts End.

The Cannon Brewery and properties were sold to Messrs Benskin and Bradley in a deed of Conveyance on 15 January 1868 for £34,000.<sup>32</sup> There was also an assignment of leases of certain public houses and beer houses on the same day for £1,500. Poole noted that this sum of £1,500 probably formed part of the £34,000 total that was paid. She commented that the figure of £32,500

was crossed out in the conveyance for the Cannon Brewery of the same date. The executors of this sale were Ralph Dyson, Charles Miller Layton of 57a Wimpole Street, London, and Samuel Ward the younger of 40 Brunswick St., London.

The list of public houses and beer houses which were freehold, copyhold or leasehold that were acquired by Benskin and Bradley are given in Table 1. Within this total of 44 properties, 12 were in Watford, 5 were in Hemel Hempstead and the remainder were in other towns and villages around Watford. Dyson's had already established part of their tied estate in Edgware, Harefield, Harrow, Harrow Weald, Pinner and Stanmore. It is very probable that the beer shop in Croxley Green later became known as the Sportsman beer house. Charge for leases varied from £45 to £1 per annum. The Bell Inn was one of the old inns situated in the High Street in Rickmansworth whose trade could obviously justify the high charge for the lease where as the Jolly Brickmakers in Chorleywood was a beer house with a very limited trade hence the token £1 per annum.

On 15 June 1868 there was also a deed of co-partnership between Joseph Benskin of Paxton House, Turnham Green, Middlesex, gentleman and William George Bradley of Swindon, Wiltshire, gentleman.<sup>33</sup> This was to be a partnership for 21 years as brewers at the Cannon Brewery, Watford. The capital for this partnership was £40,000 and included the brewery and premises and pubs, etc. and all the engines, machinery, implements, utensils, goods, wares, malt, hops, beers, ales, horses, drays, commodities, stock in trade, book debts and effects. This was split 9/16 to Joseph Benskin and 7/16 to W.G. Bradley. Joseph Benskin was at liberty to reside in the dwelling house by the brewery which is now Watford Museum. The bankers were to be London and County Bank, Watford. William Bradley resigned from the partnership in 1870 and Joseph Benskin became the sole partner. No deed or abstract of this event has so far been traced.

Joseph Benskin died in 1877 at the age of 63. His widow Maria Benskin then took over the management of the brewery with her second son John Pusey Benskin and her son-in-law Walter Green as the Head Brewer.

In the abstract of an assignment of 30 March 1885,<sup>34</sup> Maria Benskin held 2/3<sup>rd</sup> parts or shares and John Pusey

Benskin held 1/3<sup>rd</sup> of plant, stock, etc. In the business named as Benskin & Co. at the Cannon Brewery, Watford and Stores, No. 2, South Wharf, Praed Street, Paddington, London. Later in September 1885 Maria assigned all of her 2/3<sup>rd</sup> of the business to John Pusey Benskin and her third son Thomas Benskin. She also transferred shares in a mortgage for the Railway Tavern, Watford and a mortgage of £1,500 begun in 1884 for the Railway Hotel, Harrow.

The stores at No.2 South Wharf, Paddington are only mentioned in this single deed. The Grand Union Canal came south through Watford about 1.5 miles from the brewery and continued to Little Venice in Paddington and then to the north of Regents Park. The South Wharf was on the side of the Paddington Basin on the Paddington Branch of the main canal which began at Little Venice. Benskin's were leasing a barge called 'The Jolly Brewer' in the late 1800's to transport beer to London.<sup>35</sup> This method of transport probably was stopped before 1890 when railway transport proved more convenient.

On 9 February 1886 there was an agreement for sale and purchase of Maria's 2/3<sup>rd</sup> of the shares of the brewery business by John Pusey Benskin and Thomas Benskin.<sup>36</sup> The two sons agreed to grant their mother an annuity of £800 per annum for life with a backdated starting date of 30 September 1884.

Soon afterwards it was decided that the partnership between John Pusey Benskin and Thomas Benskin should be dissolved because John wanted to retire because of ill health.<sup>37</sup> John agreed he would sell to Thomas his 2/3<sup>rd</sup> share for £71,644. 8s. 11d. The purchase would be completed on 25 March 1886.<sup>38</sup>

Three months later on the 1 May 1886 there was a Deed of Dissolution of Partnership between John Pusey Benskin and Thomas Benskin as partners in Benskin & Co. (Brewers and Maltsters) since 30 September 1884.<sup>39</sup> Thomas Benskin purchased his brother's share of the business with a payment of £15,005. 0s. 10d. and John P. Benskin signed a receipt for 'that sum as the purchase price of all my share in the brewery Benskins & Co. in which I and my said brother were latterly partners'.<sup>40</sup> Presumably this was only a partial payment. This deed summarised all the Benskin's Brewery properties held freehold, copyhold and leasehold, plus stocks,

share and investments. This information is given in Table 2. Poole did not give any details of moveable effects, mortgage, other debts or assets in her notes on this deed.

When Table 1 and Table 2 are compared there had been 6 losses in 17 years due to closure, sale or completion of leases. These were the King's Head in Aldenham and the George Inn in Hemel Hempstead. Both had been freehold. Benskin's had also finished leasing the Crown and Sceptre in Bushey, the Jolly Brickmakers in Chorley Wood, the Crystal Palace in Watford and the Load of Hay in Stanmore. At the same time the brewery had bought the Bricklayers Arms in Abbot's Langley, the Fishery Inn in Elstree, the Compasses and the Sebright Arms in Hemel Hempstead, the North Western Hotel in St. Albans, the Brickmakers Arms in Trolley Bottom near Flamstead, the Golden Lion in Watford and the Ballot Box and the Havelock Arms in Harrow. The only new lease was the Red Lion in Harrow Weald as the one for the Sportsman in Croxley Green was most probably a continuation for the beer shop without a name (Table 1).

Occasionally different villages are used for locating licensed properties between a hamlet and a village, between two villages or a village and a town. This can lead to confusion when comparing deeds at different times. The Bell at Primrose Hill was listed in Abbot's Langley in 1868 (Table 1), in King's Langley in 1885 (Table 2) and again in Abbot's Langley in 1898 (Table 3). The Anchor at Bourne End is listed in Berkhamsted in 1868, Hemel Hempstead in 1885 and again in Berkhamsted in 1898. The Travellers Friend in Chipperfield is listed in King's Langley in 1868, as being in Chipperfield in 1885 and again in King's Langley in 1898.

There were also a considerable number of other unlicensed properties that had been acquired by March 1885. Many of the freehold public houses and beer houses given in the second, third and fourth schedules listed in Table 2 are listed with land and buildings. A few had associated cottages. There were also a few shops, a granary, a malthouse, the Cannon Brewery and building plots with the potential for building new public houses or beer houses. A number of these properties were near the brewery in Watford High Street.

In March 1898 a new company, Benskin's Watford Brewery Company Limited was registered with a capi-

tal of £620,000 to take over the original Benskin's Watford Brewery, King's Langley Brewery, Kingsbury (St. Albans) Brewery (which included properties from the St. George & Dragon Brewery in Leighton Buzzard) and the brewery of E.J. & C. Healey Ltd. of Watford.<sup>41</sup>

Benskin's had already begun an significant acquisition programme in 1895 and bought the Crown Brewery in Hertford from Percy Hargreaves plus the Saracen's Head at the same location and 4 other public houses in Hertford.<sup>42</sup> On the 18 October 1897 Benskin's had also bought at an auction the King's Langley Brewery and 32 licensed properties.<sup>43</sup> Down & Needham (beer sellers and maltsters) of Woburn Sands in Bedfordshire sold to Benskin's on the 11 March 1898 a malting in Woburn Sands, three licensed houses and an off-licence for £9,900.<sup>44</sup> The lease of the Plough in Sympson in Bedfordshire which had been part of their tied estate does not appear to have been transferred to Benskin's. Down & Needham also agreed not to operate a future business as brewers, maltsters or beer sellers in Bedfordshire, Buckinghamshire, Cambridgeshire, Hertfordshire, Huntingdonshire or Northamptonshire without the consent of Benskin's.

On the 21 March 1898 there was also a copy omnibus conveyance of the Kingsbury Brewery in St. Albans of 59 licensed properties that were sold or leased to Benskin's.<sup>45</sup> Some of these properties had previously belonged to John Lloyd and sold to Bingham Cox when he bought the brewery and tied estate in 1889. Details of the brewery and other associated unlicensed properties that were leased to Benskin's are given in Table 4.

The Kingsbury Brewery had in the previous year acquired the St. George and Dragon Brewery and it's licensed estate in Leighton Buzzard in Bedfordshire on the 18 August 1897. This secondary acquisition was dealt with in a separate schedule on 21 March 1898.<sup>46</sup>

In another conveyance of the 21 March 1898, Healey's King Street Brewery of Watford was bought for £90,000. Healey's had bought the small Victoria Brewery in Watford which had become an off-licence.<sup>47</sup>

An accumulative deed of the 23 March 1898<sup>48</sup> summarises the extent of Benskin's tied estate, in particular after the conveyances on the 21 March 1898. These details are given in Table 3, grouping the properties into

sections dealing with the original breweries. When leases of properties were continued by Benskin's after the brewery had bought another brewery, the leased properties are listed as part of that original brewery estate, and not included with the group of independently acquired properties which does include a number of leases of public houses, beerhouses and off licences.

Table 3 includes properties retained by Benskin's from the Dyson sale in 1867 (30), the Crown Brewery of Hertford (5), Down & Needham of Woburn Sands (4), St George and Dragon Brewery of Leighton Buzzard (9), King's Langley Brewery (32), Kingsbury Brewery of St. Albans (59), Healey's King Street Brewery of Watford (20) and properties acquired independently until March 1898 (68).

The 15 public houses, beerhouses and an off-licence of Healey's quoted in Table 3 all formed part of the first schedule in the conveyance of freeholds and assignment of 21 March 1898.<sup>48</sup> In a second schedule in the same deed there is mention of the leasing of the Griffin beer house in Kings Langley, the Leathersellers Arms in Watford, the Plough beer house and the Western Inn beer house in Rickmansworth.

This leaves a residue of 68 independently acquired properties of which 28 were in Hertfordshire, 3 in Bedfordshire, 3 in Buckinghamshire, 32 in Greater London, one in Surrey and one in Sussex. In this total 9 had been acquired by 1885. Checking through Benskin's deed book summaries showed that these were separate acquisitions and not bought or leased in group packages from other breweries or property owning businesses.<sup>49</sup>

By March 1898 Benskin's had increased their portfolio of other properties considerably. In Watford High Street there were a number of houses, cottages, shops, a mill, a granary, a malthouse, stables and plots of land (Table 4).

It has not been possible to trace any deed specifically relating to the brewery premises. However, Barnard considered it to be a 'noted brewery' and gives a detailed description of his visit in 1890. Benskin's were building an additional brew house and intending to install four mash tuns each capable of mashing 50 quarters of malt grist, four steam coppers each with a capacity of 100

barrels passing through coolers to 20 open cylindrical fermentation vessels of 100 barrels capacity.<sup>50</sup>

Dyson's Brewery house initially became the Benskin family home, afterwards it was used for administrative offices and is the only building associated with the brewery to have survived and is now the Watford town museum.

In other districts in Watford, a number of potential building plots for a hotel, public houses and beer houses had been bought on new estates. There was also Healey's King Street Brewery and houses and cottages.

Elsewhere in Hertfordshire there were more houses, cottages, a few shops, plots of land and breweries in Hertford and King's Langley. Benskin's were also leasing the Kingsbury (St. Albans) Brewery complex. Many of these buildings associated with the brewery have survived but are now used for other purposes.

Outside Hertfordshire, Benskin's main focus was in Greater London where they were leasing offices in Chalk Farm to coordinate London sales. This location had been carefully chosen. The 1898 edition of the large scale ordinance survey map of Watford (1:2500, approx 25" to the mile), shows that there was a railway siding running into the brewery site from the Rickmansworth branch of the London & North Western Railway (L. & N.W.R.) starting at Watford Junction station. The main line from Euston, the London terminus, went through Watford Junction station to the northwest of England. The establishment of their London base very near the goods depot of the L. & N.W.R. at Camden Town just to the north east of Regents Park was ideal. Although the deed only mentions the leasing of offices and does not state their precise location, the site was very near Chalk Farm station and the goods yard.<sup>51</sup> It is evident a goods platform, railway arches and a yard must have been rented from the L. & N.W.R. Beer from Watford, in barrels or in bottles in crates, were unloaded from wagons on to a loading platform in the goods yard and transferred to one of five nearby railway line arches 80 feet in length that were being used as storage cellars. This provided a total storage capacity of 3,400 barrels plus space for bottled beers. It was claimed there would be next day delivery to Chalk Farm once an order had reached Watford.

Three other railway arches and a stable in the yard at Chalk Farm provided stabling for 35 horses in 1890.<sup>52</sup> During 1898 the brewery was using 40 horses in Watford and another 38 in London.<sup>53</sup> After all the takeovers in 1898-9 the total reached a maximum of 138. By 1900 the brewery was using 130 horses at the various depots.<sup>54</sup> The distribution was as follows: 64 at Watford, 45 at Chalk Farm, 5 at Leytonstone, 5 at New Cross, 1 at Beckenham, 2 at Southend-on-Sea, 2 at Brighton, 5 at Woburn Sand and 1 at Uxbridge. This gave a possible maximum of 57 horses in the Greater London area compared with 64 at Watford.

Some of the horses could cover considerable distances when undertaking deliveries. The leading horse in a team of three might normally cover 140 to 150 miles in a week.<sup>55</sup> A leading horse of a team based at Watford on six successive days went to Berkhamsted, Kingston and New Malden, Kilburn, Luton, Chesham and Kilburn. This was a total distance of approximately 200 miles.<sup>56</sup>

In March 1898 the Greater London tied estate consisted of 34 public houses and beer houses plus nine off-licences compared with 175 properties in the remainder of the estate (Table 3). To justify the number of horses at Chalk Farm there must have been considerable sales to free trade customers and private customers. There must also have been more outlets in Brighton besides the Good Intent to need two horses and a dray. In Southend-on-Sea in 1898 there were only five unlicensed properties in Princess Street so sales must have also developed here to need two horses.

In the office block at Chalk Farm the counting house had space for 20 clerks. There also was a travellers and collectors room. The travellers made visits to obtain new orders and the collectors regularly collected money from the tied estate, free trade and private customers.<sup>57</sup>

The Queen's Park Distillery in Harrow Road was leased on 21 January 1895.<sup>58</sup> This distillery was most likely used for the production of gin.

The extent of Benskin's territory included Leighton Buzzard, Woburn Sands and St. Neots on the northern side, Southend-on-Sea to the east and Brighton to the south. Brighton and Southend-on-Sea probably were

initially chosen as test places for expanding the tied estate in the future when it was considered to be appropriate but both were seaside resorts with variable seasonal trade.

In March 1898, Benskin's were in the early stages of a big acquisition programme. Later that year they bought Hawkes of Bishop's Stortford (157 public houses and beer houses). Afterwards their takeovers included the Three Counties Brewery (10) in Dagnall, Locke & Smith (32) in Berkhamsted, New Bell Brewery (5) in Aston Clinton, the Saffron Walden Brewery estate (79), Pryor, Reid & Co (107) in Hatfield, the Peacock Brewery (3) in Harpenden, Sedgwick (97) in Watford, Roberts & Wilson (48) in Ivinghoe, Weller (132) in Amersham and Wells (25) in Watford.<sup>59</sup> There were also other independent individual purchases. Fortunately details of the majority of these later acquisitions are documented and accessible in archives.

As a result of all these later takeovers most of the tied estate was concentrated in Buckinghamshire, Hertfordshire, Bedfordshire, Cambridgeshire, Essex and Greater London north of the Thames. Eventually the only distribution depots were Watford and Bishop Stortford.<sup>60</sup>

The discovery of abstracts of various deeds and other documents has made it possible to follow the development of the Cannon Brewery tied estate. Changes beginning during ownership by the Dyson family and the sale of the brewery and 31 freehold and 11 leasehold named public houses and beer houses in towns and villages in Hertfordshire and Greater London to Benskin and Bradley have been recorded. By 1885 there had been a small increase in the tied estate to 47 public houses, beer houses and beer shops. Thirteen years later in March 1898 it was evident that the Cannon Brewery had increased its brewing capacity considerably to meet the demands created by buying or leasing other brewery tied estates and numerous individual public houses, beer houses and off licences. The brewery owned 181 public houses, beer houses and off licences and was leasing 33 public houses and beer houses and 8 off licences. There were now 222 licensed properties, various other properties, plots of land and a depot in London.

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Benskin and Bradley, in *ibid.*

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23. Receipt signed by J.P. Benskin on 1 May 1886, in *ibid.*

24. Deed of Dissolution of Partnership: John Pusey Benskin to Thomas Benskin on 1 May 1886 (This summarises all the properties, etc.), in *ibid.*

25. Conveyance of Kingsbury (St. Albans) Brewery to Benskins Watford Brewery Ltd. on 21 March 1898, in *ibid.*

26. Schedule of acquisition of St. George & Dragon Brewery, Leighton Buzzard by Benskins Watford Brewery on 21 March 1898, in *ibid.*

27. Conveyance of 21 March 1898: E.J. & C. Healey to Benskins Watford Brewery Ltd., in *ibid.*

28. Trust Deed on 23 March 1898 for securing £600,000 (includes summary of property owned on that date and used as security), in *ibid.*

29. Poole, H. *op. cit.*

30. *ibid.* Note 15 above.

31. *ibid.* Note 16 above.

32. *ibid.* Note 17 above.

33. *ibid.* Note 18 above.

34. *ibid.* Note 19 above.

35. *ibid.* Note 27 above.

36. *ibid.* Note 20 above.

37. Anon. (1930-31) 'Transport Notes.' *Pennant* (Benskins

Company Magazine) Part 1, Vol. 1. p.17. Watford Reference Library.

38. Poole, H. *op. cit.* Note 21.

39. *ibid.* Note 22.

40. *ibid.* Note 23.

41. Potter, J.G. (Compiler) (1953-54) *The Brewery Manual*. Published at 194-200 Bishopsgate, London E.C.2. p.77.

42. Crown Brewery, Hertford. D/ELs/ B69. Hertfordshire County Record Office, Hertford.

43. Groome: King's Langley Brewery. D/ELs/B346. Hertfordshire County Record Office, Hertford.

44. Down and Needham's sale of Woburn Brewery on 11 March 1898. Summarised by Poole, H *op. cit.*

45. Poole, H. *op. cit.* Note 25.

46. *ibid.* Note 26.

47. *ibid.* Note 27.

48. *ibid.*

49. Benskins Deed Index Books. Acc. 3883, Box 13. Hertfordshire County Record Office, Hertford.

50. Barnard, A. (1891) Cannon Brewery, Watford, in *Noted Breweries of Great Britain and Ireland*. Vol. 4. London: Sir Joseph Canston & Sons. p.35.

51. *ibid.* pp.50-52.

52. *ibid.*

53. Anon. (1930-31) *op. cit.*

54. Irving, J. (2009) 'Road, rail and water: the early history of transport at Benskin's brewery.' *Brewery History*, 133. pp.2-17.

55. Anon. (1930-31) *op. cit.*

56. Irving, J. (2009) *op. cit.*

57. Barnard, A. (1891) *op. cit.* pp.50-52.

58. Poole, H. *op. cit.* Note 28.

59. Whitaker, A. (2006) *op. cit.*

60. Irving, J. (2009) *op. cit.*

61. Poole, H. *op. cit.* Note 28.



Location	Property	Notes
Watford	Semi-detached House and Brewhouse, etc., occupied by John Dyson and house adjoining (fire insurance £3,400), land in Watford Common Field, land in Watford Field, Brown's Orchard.	
<i>Freehold</i>		
<u>Hertfordshire</u>		
Abbot's Langley	Green Man PH	Bedmond
Aldenham	King's Head PH	
Berkhamstead	Gardener's Arms BS	It later an inn, also land behind
Bushey	King William BH	
	Railway Arms BH	
	Robin Hood BH	
Hemel Hempstead	George Inn (Cock)	
King's Langley	Traveller's Friend BH	Chipperfield
Watford	Fox (Rising Sun) BH	2 cottages in Dagnalls Alley
	King's Head PH	
	Nascot Arms BH	New Town
	Red Lion PH	Colney Butts. Also 2 new cottages
	Stag PH	
	Three Crowns (Bull, Crown)	Also site of 2 cottages adjoining
	Three Tuns PH	2 cottages, 2 stores, 2 messuages and 2 malthouses, etc. behind Three Tuns
<u>Elsewhere</u>		
Chenies, Bucks	Plough PH	Also cottages
Edgware, London	Crystal Palace PH	
Harefield, Middlesex	Lord Nelson BH	And 2 cottages
Harrow Weald	Bell PH	
	Duck in the Pond BH	Also meadow and cottage
Pinner	White Hart BH	Also land
<i>Copyhold</i>		
<u>Hertfordshire</u>		
Abbot's Langley	Bell PH	
Aldenham	Bricklayer's Arms PH	Letchmore Heath
Boxmoor	Swan PH	
Heath Hempstead	Boar's Head PH	Piccotts End
	Halfway House BH	Marlowes
	Plough PH	Moor End
	Royal Oak PH	Saffron
South Mimms	Greyhound (Dog & Badger) PH	
Watford	Hammer in Hand BH	Leavesden (Manor of Cashio)
	Railway Tavern PH	(Manor of the Moor)
<i>Leasehold</i>		
<u>Hertfordshire</u>		
Berkhamstead	Anchor	£15 per annum
Bushey	Crown & Sceptre	£12 per annum

Chipperfield	Anchor	£10 per annum
Chorleywood	Jolly Brickmakers	£1 per annum
Croxley Green	Beer Shop*	£10 per annum
Rickmansworth	Bell PH	£45 per annum
Watford	Anglers	£12 per annum
	Crystal Palace	£16 per annum
	Escourt Arms	£18 per annum

Elsewhere

Harrow, GL	Case is Altered	£16 per annum
Stanmore, GL	Load of Hay	£14 per annum

Key: BH = Beer House, PH = Public House (full licence), GL = Greater London, \* = Probably the Sportsman BH

*Table 1. The sale of Dyson's tied estate to Benskin and Bradley in 1867.*

Location	Property	Notes
<i>First Schedule - Freehold - subject to indenture of 30 March 1885</i>		
<u>Hertfordshire</u>		
Bushy	King William BH	
	Railway Arms BH	
	Robin Hood BH	
Hemel Hempstead	Sebright Arms PH	
St. Albans	North Western Hotel PH	
Watford	Escourt Arms BS	
	Fox BH	Plus 2 cottages, Dagnalls Alley
	Golden Lion PH	
	King's Head PH	
	Nascot Arms BS	
	Railway Tavern PH	
	Red Lion PH	Colney Butts
	Stag PH	
	Three Crowns PH	
	Three Tuns PH	
Other properties		
Hemel Hempstead	Former inn, now stationer's shop	
Watford	194-6 High Street and land	
	Small house, High Street and messuage	
	Malthouses adjoining Cannon Brewery	
	203 High Street	
	Bridens = 5 messuages, High Street	

*Second Schedule - Freehold - not subject to indenture of 30 March 1886*

Hertfordshire

Abbot's Langley	Bricklayers Arms BH	Land, buildings and meadow
	Green Man BH	Bedmond. Land and buildings
Berkhamstead	Gardeners Arms BH	Land and buildings
Bushey	Prince of Wales BH	Plus 3 cottages, Villiers Road
Chipperfield	Anchor BH	Land and buildings
	Travellers Friend BH	Land and buildings
Croxley Green	Sportsman BH	Land and buildings plus cottage
Elstree	Fishery Inn PH	Land and buildings
Hemel Hempstead	Compasses PH	Land and buildings
Trolley Bottom	Brickmakers Arms PH	Land and buildings

Elsewhere

Chenies, Bucks	Plough BH	Land and buildings plus cottages
Edgware, GL	Crystal Palace BH	Land and buildings
Harefield, GL	Lord Nelson BH	Land and buildings plus cottages
Harrow, GL	Ballot Box PH	Land and buildings
	Havelock Arms PH	Land and buildings
Harrow Weald, GL	Bell PH	Land and buildings
	Duck in the Pond BH	Land and buildings
Pinner, GL	White Hart BH	Land and buildings

Other properies

Watford	Fixed plant, machinery and fixtures and fittings at Cannon Brewery
	2 cottages near the Red Lion, Colney Butts
	7 pieces of land, Bushey Hall Estate, now Prince of Wales BH
	3 cottages, Villiers Road
	Coach house and stable, land and buildings, High Street,
	Leased as furniture shop to Mr Tims

*Third Schedule - Copyhold*

Hertfordshire

Abbot's Langley	Bell, PH	Land and buildings
Aldenham	Bricklayers Arms PH	Letchmore Heath, land and buildings
Boxmoor	Swan PH	Land and buildings
Hemel Hempstead	Boar's Head PH	Piccotts End, land and buildings
	Halfway House PH	Land and buildings
	Plough PH	Land and buildings
	Royal Oak BH	Land and buildings
South Mimms	Greyhound PH	Land and buildings
Watford	Hammer in Hand BH	Leavesden. Land and buildings plus cottages

Other properties

Bushey	Dealer's shop and granary, land and buildings near King William BH
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*Fourth Schedule - Leasehold*

Hertfordshire

Hemel Hempstead	Anchor BH	Bourne End, land and buildings
Rickmansworth	Bell PH	Land and buildings (Lease expired)
Watford	Anglers BH	

Elsewhere

Harrow, GL	Case is Altered BH	Land
Harrow Weald GL	Red Lion PH	Land and buildings

Other properties

Hemel Hempstead	Land and part of garden of Plough PH
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*Fifth Schedule*                      Moveable effects

*Sixth Schedule*                      Mortgage and other debts and assets

*Seventh Schedule*                      Stocks, Shares and Investments  
£1,814.10.0. in Watford Corn Exchange, Langham Hotel Co. Ltd.,  
Watford Agricultural Hall Co, Watford Gas Co.,  
1<sup>st</sup> Avenue Hotel Co. Ltd.

Key:              BH = Beer House, PH = Public House, GL = Greater London

*Table 2. Benskin's properties on 30 March 1885.*

*a) Properties bought in the 1867 sale (30)*

Hertfordshire

Abbot's Langley	Green Man BH, Bedmond	South Mimms	Greyhound PH
Aldenham	Bricklayers Arms PH	Watford	Anglers BH
Berkhamsted	Anchor BH, Bourne End		Escourt Arms BH
Boxmoor	Swan PH		Fox BH
Bushey	King William BH		Hammer in Hand BH
	Railway Arms BH		King's Head PH
	Robin Hood BH		Nascot Arms BH
Chipperfield	Anchor BH		Railway Tavern PH
	Traveller's Friend BH		Red Lion PH
Croxley Green	Sportsman BH		Stag PH
Hemel Hempstead	Boar's Head PH		Three Crowns PH
	Halfway House BH		Three Tuns PH
	Royal Oak PH		

Greater London

Edgware	Crystal Palace BH	Harrow Weald	Duck in the Pond BH
Harefield	Lord Nelson BH	Pinner	White Hart BH
Harrow	Case is Altered BH L.		

*(b) St George and Dragon Brewery, Leighton Buzzard, Beds (9) bought in 1898*

Heath and Reach	Duke's Head PH	Leighton Buzzard	Sun PH
Ledburn	Hare & Hounds PH	Linslade	Buckingham Arms PH
Leighton Buzzard	Cross Keys PH	Stewkley	Bull PH
	Peacock PH	Wavendon	Plough PH
	Roebuck PH		

*(c) Down and Needham, Woburn, Beds (4) bought in 1898*

Bedford	Wolseley Arms	Kempston	Spring Road OL
Dunstable	Clifton Arms	Potton	George and Dragon

*(d) King's Langley Brewery, Herts (32) bought in 1897*

Hertfordshire

Abbot's Langley	Compasses PH	King's Langley	Rose and Crown PH
Apsley End H.H.	Fountain PH	Leverstock Green	Crabtree BH
Bovingdon	Royal Oak BH L.	London Colney	White Lion PH
Boxmoor	Fishery Inn PH	Markyate	Green Man PH
Bricket Wood	Fox BH L.	Nash Mills, H.H.	Three Crowns BH
Bucks Hill	Rose and Crown PH	Piccotts End, H.H.	Crown BH
Bushey	White Horse PH	St Albans	Pineapple PH L.
Chipperfield	Royal Oak BH		Postboy PH
Flamstead	Bell PH	Sarratt	Plough PH
	Wheatsheaf PH		Red Lion PH
King's Langley	Boatman BH	Two Waters, Apsley	Albion BH
	Eagle PH		Boot Inn PH
	Old Palace BH	Watford	King's Arms BH

Bedfordshire

Dunstable	Shoulder of Mutton PH	Kemsworth	Half Moon PH
Edlesborough	Bell PH	Tottenham	Duke's Head PH

Buckinghamshire

Chesham	New Inn BH	Ivinghoe	Raven
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*(e) Kingbury Brewery, St Albans, Herts (59) bought in 1898"*

Hertfordshire

Berkhamsted	Bull BH	St Albans	Blockers Arms BH
Boxmoor	Three Crowns		Cock and Flower Pot PH
Colney Street	Jolly Farmer BH		Crow PH
Flamstead	Rose and Crown PH, Trowley Bottom		Crystal Palace
Hadley	Old Windmill PH		Fighting Cocks PH
Hemel Hempstead	Coach & Horses		Great Northern (Alma) BH
	Six Bells PH		Great Red Lion PH
King's Langley	Coach & Horses		Green Man PH
	King William IV		Harrow PH
London Colney	Bell PH, Shenley		Jolly Sailor PH
Markyate	Sebright Arms		Midland Railway Hotel
	White Hart		Midland Station Hotel
Northchurch	Castle Inn C.		Prince of Wales BH

Potters Crouch	Holly Bush		Rose and Crown
Redbourn	Crown PH		Royal Oak PH
	George PH		Unicorn PH
	Holly Bush PH C.		White Lion PH
	Punch Bowl		White Swan PH
	Running Horses PH	Smallford	Four Horseshoes BH C.
	Waggon and Horses BH	South Mimms	Red Lion PH
Ridge	Old Guinea PH	Wheathampstead	Bell and Crown
St Albans	Acorn Tavern		

#### Bedfordshire

Amphill	King's Head	Leighton Buzzard	Black Lion
Caddington	Five Horseshoes	Luton	Midland Hotel L.
Dunstable	Horse and Groom PH		Queen's Hotel
Kemsworth	Chequers PH		White Hart BH
	Red Lion BH	Studham	Bell PH

#### Buckinghamshire

Chesham	Eagle	Chesham	White Lion PH
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#### Greater London

Ealing	Express Tavern L.	Kingston	Royal Oak PH, Finchley Rd.
Isle of Dogs	Torrington Arms L.	Shoreditch	Black Horse L.

#### *(f) Crown Brewery, Hertford, Herts (5) bought in 1895*

Hertford	City Arms PH	Hertford	Saracen's Head PH
	Flower Pot BH		Turk's Head BH
	Leather Bottle PH		

#### *(g) Healey's King St Brewery, Watford, Herts (20) bought in 1898*

##### Hertfordshire

Abbot's Langley	Asylum Tavern PH, Leavesden	Rickmansworth	Western Inn BH L.
	Railway Arms, Nash Mills		Prince of Wales PH
Aldenham	Railway Arms BH (Elstree)	St Albans	Hope BH
Bricket Wood	Fox and Hounds BH	Watford	Lamb BH
Bushey	Horse and Chains		Leathersellers Arms PH L.
	Vlliers Arms BH		New Inn PH
Croxley Green	Duke of York (was Gladstone Arms)		Red Lion PH
King's Langley	Griffin BH L.		Victoria Stores OL
Rickmansworth	Plough BH L.		Woodman BH

##### Greater London

Harrow	Bricklayers Arms BH	Kilburn	Bridge St OL L.
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#### *(h) Extra independent licenced properties acquired after 1868 (68)*

##### Hertfordshire

Abbot's Langley	Bricklayers Arms*	St Albans	King's Arms
Berkhamsted	Gardeners Arms		North Western Hotel*
Bushey	Prince of Wales BH		Wellington L.

Elstree	Swan Inn L.	Smallford	Five Horseshoes C.
Hemel Hempstead	Fishery Inn*	Trowley Bottom	Brickmakers Arms*
	Compasses*	Watford	Cricketers 1897
	Plough		Duke of Edinburgh 1898
	Sebright Arms*, Marlowes		Golden Lion*
Hertford	Wellington L.		Greyhound L.
King's Langley	Bell		Jolly Gardeners PH
	Boatman L.		Rising Sun PH
New Barnet	Lancaster Stores OL		Swan, Leavesden
St Albans	Crown and Anchor		Wellington Arms
	Garibaldi		92 Leavesden Road OL
<u>Bedfordshire</u>			
Bedford	Clarence Hotel L. 1898	Heath and Reach	Cock Inn L.
Dunstable	Red Lion 1895		
<u>Buckinghamshire</u>			
Buckland Wharf	New Inn L. 1889	Simpson Village	Plough L.
Chesham	Bell	Fenny Stratford	
<u>Greater London</u>			
Battersea	Battersea Rise OL L. 1893	Kentish Town	Halfway House L., 1890
Belgravia	Antelope L., Eaton Square 1891	Kilburn	Canterbury Arms L.
Chalk Farm	Queen's Crescent OL L. 1895	Marylebone	Horse & Groom, John St. 1896
City of London	Green Man & Still, White Cr. St 1896		Whittaker Arms L., 1891
	Rose & Crown, Bartholomew Cl. 1896	Northwood	Northwood Hotel 1897
Clapham	Shakespeare Tavern, Neynck Pl.	Pimlico	Stanhope Arms L. 1895
Finsbury Park	Blackstock Road OL L. 1894	Shepherd's Bush	Uxbridge Road OL L. 1895
Hampstead	Holly Bush L.	South Lambeth	Prince of Wales, Wilcox Rd 1896
Harrow	Ballot Box*, Horsenden Hill 1895	Southwark	King's Arms L., Newcomen St 1896
	King's Head		Stanley Arms 1896
	North Star L. 1895		59-60 Great Dover St 0L
	Royal Oak, Finchley Road 1896		Sewell Rd OL L.
Harrow Weald	Havelock Arms	Stoke Newington	North London Stores OL L. 1898
	Lion House	Uxbridge	Waterloo Arms L. 1896
	Red Lion*	West Hampstead	Mill Lane OL L.
Islington	Druids Arms L., Camden Passage 1898	Whetstone	Bull & Butcher L. 1897
	Golden Cross L. 1891		
<u>Sussex</u>			
Brighton	Good Intent 1896		

Key: \* owned or leased by 1885, PH = Public house (full licence), BH = Beerhouse, OL = Off-licence, L = Leasehold, C = Copyhold, h.h. = Hemel Hempstead

*Table 3. Benskin's licenced properties listed in trust deed of 23 March 1898.*

## Hertfordshire

Watford	Cannon Brewery premises, High St Frederick Dyson's old brewery house, High St 88,109A, 194-196, 203, 207 and 209 High St 5 messuages and grounds, formerly Briedens, High St Corn dealer's shop and granary adjoining King William, High St Mill and shop by King William 2 cottages,etc, near Red Lion, Colney Butts King Street Brewery, George St 11, 12, 13 King St 8 pieces of land, Bushey Hall Estate Building plots 43-47, 92-96 Bushey Hall Estate Tennis Meadow, Little Otterspool Hotel site , corner plot, 2 acres of land, Callow Land Estate 4 ½ acres of land, Wiggenhall Road Building land at Wiggenhall Estate 4½ acres of land, Walford Road House by Escourt Arms 2 cottages, Fox Alley 5 cottages and 2 houses and shop, Bridge Terrace Land at Harwoods Farm Estate
Berkhamsted	Stables and buildings at Franchies Corner*C.
Bushey	3 cottages by Prince of Wales
Hemel Hempstead	23 High St, Marlowes Former inn, now stationer's shop Land and garden at Plough L.
Hertford	Brewery premises at Saracen's Head
King's Langley	King's Langley Brewery premises Messuage and cottage, Church Lane Dwelling house, High St
Markyate	Land, baker's shop,etc, by Sebright Arms L. * Draper's shop and land C.
Redbourn	2 cottages C. by Holly Bush
St Albans	Brewery and brewhouse, engine room, coach houses, tun room, cellars, vaults (Originally L. 11 July 1662 for 999 years from Sir William Wendy and Dame Blanch,to Robert Seale). Malthouse, kilns, stables.* L. Manager's residence, office buildings, etc, known collectively as the Kingsbury Brewery House, stables, brewhouse, greenhouses, outbuildings, gardens and appurtenances thereto belonging. Paddock, Kingsbury Lodge. L. Dwelling house, Verulam Road and ground in Paddock* L. Land in Branch Road L. Land, formerly Kingsbury Toll House L. Land by Four Horseshoes, Smallford

## Elsewhere

Brighton, Sussex	3 cottages by Good Intent
Chalk Farm, GL	Benskin's Offices, Chalk Farm Road L.
Harrow, GL	Land at rear of Ballot Box, Horsenden Hill
Kensal Green, GL	Stores, Warfield Road
Leighton Buzzard, Beds	4 and 10 Hockcliffe St



Leytonstone, GL	House, Grove Green Road L.
Queen's Park, GL	Queen's Park Distillery. L. in 1895
St Neots, Cambs	Land and premises including small mill and offices, beer store and yard and garden occupied by Arthur Chapman
Southend-on-Sea, Essex	61, 63, 65, 67 & 69 Princes St
Uxbridge, GL	27 Waterloo Road L.
Wealdstone, GL	Land behind Case is Altered
Woburn Sands, Beds	Malthouse, etc, High St, Attacts House

Key: L = leasehold, \* = Copy Omnibus conveyance,<sup>61</sup> GL = Greater London

*Table 4. Other properties owned by Benskins in 1898.*