



Sandgate Castle was built in 1539 by Henry VIII to repel a Spanish Invasion following the Reformation.

Henry VIII visited the Castle May 2nd 1542 and Elizabeth I on August 25th 1573.  
She rested here before resuming her journey to Dover.

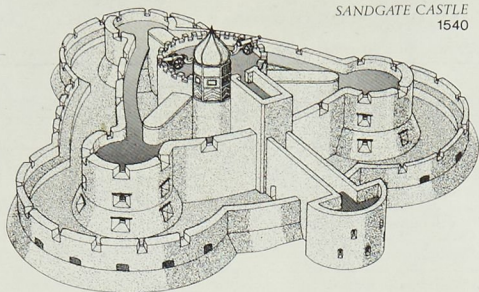
The Castle took 18 months to build. Very accurate accounts were kept by Thomas Busshe, Clerk of the Ledger. He recorded the building operation in 19 volumes, now housed in the British Museum.

In 1805 the Castle was altered to conform to the Martello Tower System of Coastal Defence set up to repel an Invasion by Napoleon.

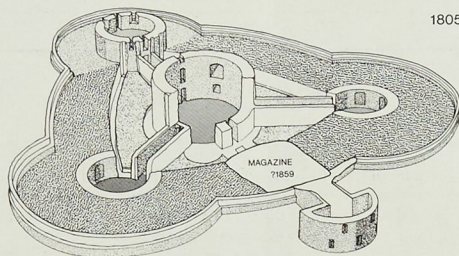
Garrisoned until the 1880's, it was sold and opened to the Public in 1893.

Used during W.W.1 as an air raid shelter and W.W.2 by the Home Guard and severely damaged by storm 1950, after 14 years restoration and excavation it was re-opened in 1987.

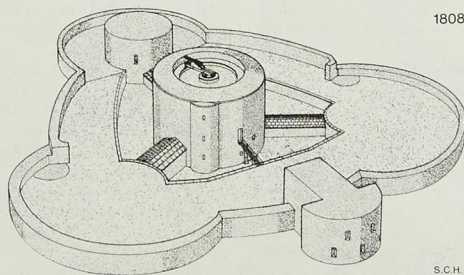
SANDGATE CASTLE  
1540



1805



1808



S.C.H.

FIG. 20

This illustration is intended to show the Castle as it would have stood in 1540, to give an impression of the extent of its debasement in 1805 and its subsequent shape as a Martello Tower.

TABLE 1: NUMBER AND POSITION OF TUDOR GUN EMPLACEMENTS AT SANDGATE CASTLE

Area	Floor Level			
	Ground	First	Second	Roof
Half Moon	3	2	—	2*
Outer Curtain Wall next Gatehouse	4	4†	—	—
NW, NE and S Batteries	24*	21†	—	—
Outer Curtain Wall between Batteries	14	10†	—	—
Inner Curtain Wall, North arm	2	2	—	2
Inner Curtain Wall, W and E arms	—	6*	6†	—
NW, NE and S Bastions	12	12	—	12*
The Keep	—	—	—	4*
TOTALS	59	57	6	20

\* Gunports for cannon; total 48

† Embrasures worked from wallwalks; total 41

Gunports for handguns; total 53

ground from the gate of the old keep, which, diminished, he has perhaps taken to be merely one of the martello towers observed along the Kentish coast-line. These towers, indeed, were built at the time of the Castle's transformation, and its uniformity with them was evidently designed'.<sup>29</sup>

#### SANDGATE CASTLE AS A MARTELLO TOWER

By May 1808, Sandgate Castle had been transformed and was complete except for the hanging of the doors at the entry and was reported to be ready and able to house 40 men.<sup>30</sup>

Two types of Martello Tower had been proposed. By 1812, two of the larger eleven-gun types had been built, as were 103 of the one-gun towers.<sup>31</sup> Sandgate Castle is not considered in this total, but it incorporates aspects of both forms. It had eight guns mounted on the Outer Curtain Wall which had been modified to form a series of bulwarks to protect the guns from seaward attack. A further gun appears to have been mounted on the roof of the southern bastion (Pl. 1), but this does not appear in the survey of 1834 (FIG. 22). Already possessing a Keep or circular tower, that same building was itself modified into one of the other types of Martello and a single gun was mounted upon its roof (FIG. 23). Rutton suggests that all these guns were 24-pounders.<sup>32</sup>

In 1859, the Castle was refurbished with eight new guns, 68- and 32-pounders,<sup>33</sup> one being positioned on the roof of the Keep. A larger magazine was





An aerial photograph showing Sandgate Castle, a circular stone fortification with a central round tower, situated on a sandy beach. The castle is surrounded by residential houses and a church with a blue roof. A road curves around the castle, and the sea is visible in the foreground with two wooden groynes.

# SANDGATE CASTLE SANDGATE, FOLKESTONE, KENT

**FPD**savills  
INTERNATIONAL PROPERTY CONSULTANTS





# SANDGATE CASTLE

Sandgate, Folkestone, Kent

*Folkestone 2 miles, Channel Tunnel Terminal 3 miles, M20 Junction 3 miles, London 60 miles (distances approximate).*

*VIEWING BY PRIOR APPOINTMENT ONLY*

**HISTORIC GRADE I LISTED TUDOR CASTLE OVERLOOKING THE CHANNEL  
SCHEDULED AS AN ANCIENT MONUMENT**

Recently used as a restaurant providing up to 100 covers and associated functions

The Castle is considered suitable for continuation of its existing use  
or a variety of alternative uses, subject to planning.

**FOR SALE FREEHOLD**

Your attention is drawn to the important notice on the last page of this text



**01732 789700**

72 High Street, Sevenoaks, Kent TN13 1JR  
Fax: 01732 789789

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## HISTORY

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Sandgate Castle was originally constructed in 1539-40 by King Henry VIII as an important element in the defence of the south coast against the threat of invasion from the continent.

The construction of the Castle was minutely detailed in a ledger that survives in the Harleian manuscripts at the British Museum. The Castle largely remained in its Tudor form until re-modelled between 1805-8 during the Napoleonic Wars into what was referred to as a 'Glorified Martello tower'.

Further alterations were made in the late 1850's to strengthen the Castle's defences. Subsequent to this, the action of the sea accounted for the southern-most section of the Castle until the sea wall was constructed during the 1950's.

The Castle was restored from 1975 onwards by the present owners with assistance from the Department of Environment and has been used as a restaurant and for other functions since the beginning of 1987. It is Grade I Listed and scheduled as an Ancient Monument.

For a more detailed historical perspective, purchasers may care to consult the papers by William Rutton (*Archaeologia Cantiana* 20 (1893) and Edward C. Harris (*Post Medieval Archaeology* 14 (1980), 53-88).

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## THE CASTLE BUILDINGS

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The Castle is accessed directly from Castle Road into the Gatehouse. Immediately to the west of the castle is a small private parking area.

The schedule of rooms accords with the floor plans later in these particulars.

Pedestrian access through wrought iron gate from Castle Road to:

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### GATEHOUSE

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With massive oak door, stone steps rising to:

**Upper Gatehouse:** With stone walls, stone flag floor and partly vaulted brick ceiling. Door into:

**Napoleonic Guardroom:** 7.8m x 3.15m max diameter. The Gatehouse itself has stone walls, stone flag floor and partly vaulted brick ceiling. Continue through to large wooden gates onto the:

**Esplanade:** With steps down to the **Inner Courtyard and the Garderobe**. From esplanade across, retractable timber drawbridge to:



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## THE KEEP

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Heavy timber door into:

**Function Room and Bar:** Approximately 9.22m max diameter with window bays giving views over the Channel. Massive central brick retaining pillar and brick vaulted ceiling and stone fireplace.

Spiral staircase up to:

**Keep Gun Platform:** With far reaching views.

Spiral staircase down from Function Room to:

**Keep Dining Room:** 9.25m max diameter with exposed timber ceiling and supports and central brick pier. Galleries leading off to the bastions and stable door into:

**Napoleonic Magazine:** Used as kitchen and food preparation area with built-in shelving, washhand basin and sink unit. Electrical fuse box, Telecom and gas connection points.

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## THE BASTIONS

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**Western Gallery:** With stone flag floor with former Tudor doorway leading to the:

**North-West Tudor Bastion:** 6.10m max diameter used as supplementary dining area. Brick floor and vaulted ceiling with central brick pier. Door to Courtyard.

Return through Keep Dining Room to:

**Eastern Gallery:** With stone flag floors. Former Tudor doorway leading to:

**North-East Tudor Bastion:** 6.15m max diameter. Also used as additional dining area and with brick floors, walls, vaulted ceiling and central pier and featuring an original Tudor well. Timber door to Inner Courtyard.

Steps down from Esplanade to Inner Courtyard and further stone steps leading down to:

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## POST NAPOLEONIC MAGAZINE

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Timber door leading into corridor and:

**Powder Rooms:** Now providing outside food preparation room. With built-in shelving and double sink and ladies and gentlemen's toilets.

**Candle Room:** With timber floors, brick walls and vaulted ceiling.

Steps back up to Inner Courtyard through gateway to Tudor Walkway and Outer Courtyard. Further steps down to:

**Sally Point** 7.92m x 2.49m. With stone flag floor and walls, used as general storage area, door leading to washroom with stainless steel sink and electricity meter cupboard.

### **OUTER COURTYARD**

Providing access to the southern aspect with high iron fencing to sea wall and beach.

### **EXTERNALLY**

Metalled car park with access from Castle Road.

The Castle includes ownership of the foreshore subject to public rights of access.

### **GENERAL INFORMATION**

### **PLANNING**

The property is in the Shepway District Council planning authority.

The Castle is Grade I Listed and scheduled as an Ancient Monument. Planning consent for its restoration and opening to the general public was given in 1974. The present use of the Castle was notified to the council by letter dated the 26 March 1987 and it has remained unchanged since that date.

### **SERVICES**

Mains water, electricity, gas and drainage are connected to the Castle.

### **STATUTORY AUTHORITIES**

#### ***County Council:***

Kent County Council  
County Hall  
Springfield  
Maidstone  
Kent

(01622) 671411

#### ***District Council:***

Shepway District Council  
Civic Centre  
Folkestone  
Kent

(01303) 850388

#### ***Water Authorities:***

Southern Water  
Southern House  
Capstone Road  
Chatham  
Kent Kent

(01634) 830655

Folkestone and Dover Water Services Limited  
The Cherry Garden  
Cherry Garden Lane  
Folkestone

(01303) 298800

#### ***Electricity***

Seeboard  
PO Box 5050  
Worthing  
West Sussex

(0645) 505050

#### ***Gas***

British Gas South Eastern  
20 Katherine Street  
Croydon  
Surrey

(0645) 555800

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### **RATEABLE VALUE**

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#### *Business Rates*

Sandgate Castle - not rated

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### **FIXTURES AND FITTINGS**

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All those items known as tenants fixtures and fittings, fitted carpets and curtains, kitchen equipment and any other specialist equipment within the premises are specifically excluded from the sale. Certain items may be available subject to separate negotiation.

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### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

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The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage water and electricity supplies and any other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the conditions of sale or not.

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### **VIEWING**

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The property may only be inspected by prior appointment. Appointments to view must be made through FPD Savills, Sevenoaks, telephone 01732 789700 where Mark Flemington may be contacted in the first instance.

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### **DIRECTIONS**

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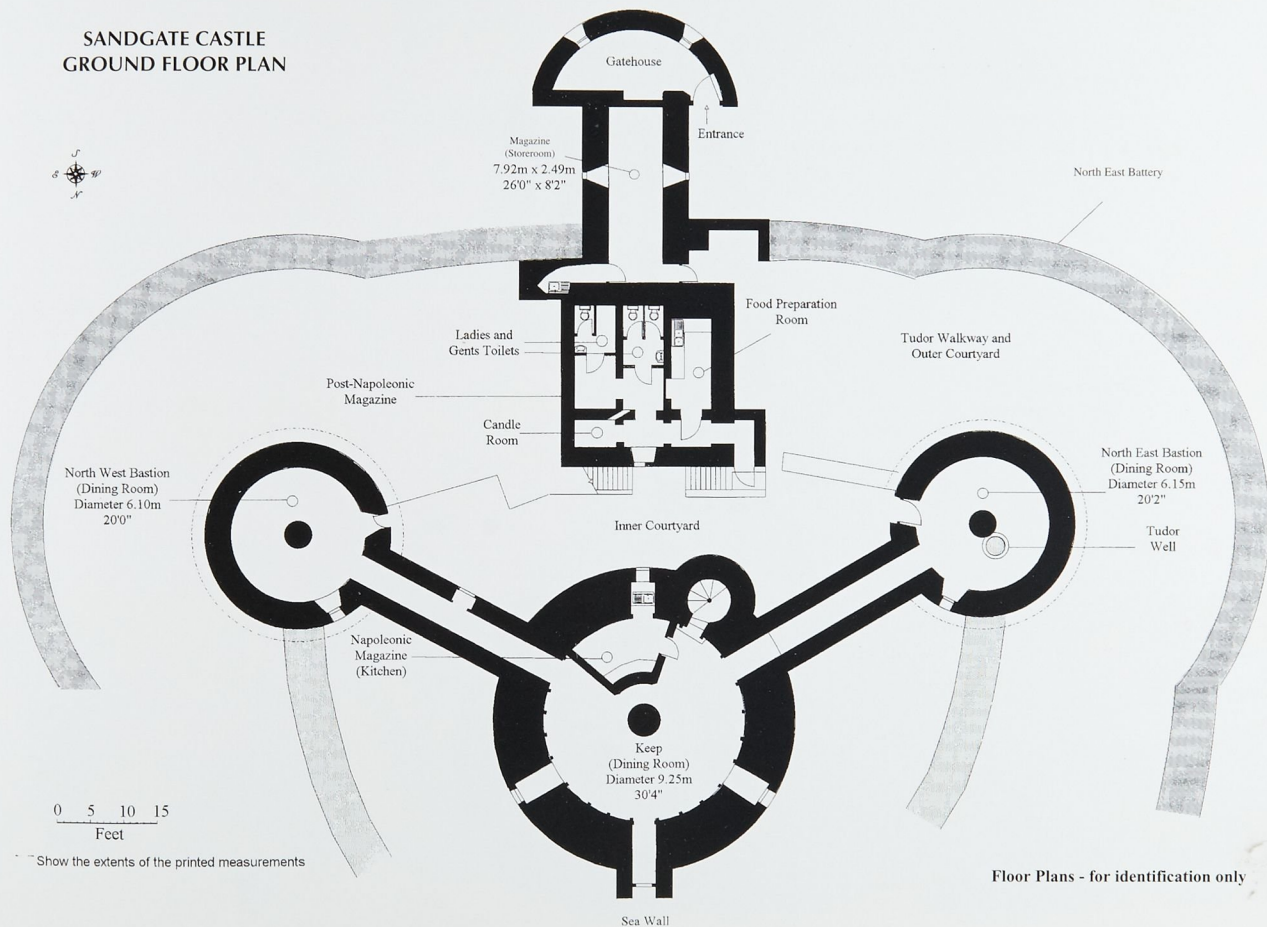
From the M20 Junction 12 at Cheriton, turn right at the roundabout heading into Cheriton itself. Turn right at the first set of traffic lights into Risborough Lane which becomes Military Road and continues to its junction with Sandgate High Street. Turn left and then immediately right beyond the Royal Norfolk Hotel. Continue down to the T junction with Castle Road and the Castle will be directly in front of you. Immediately to the west of the Castle is a private car-park.



### IMPORTANT NOTICE

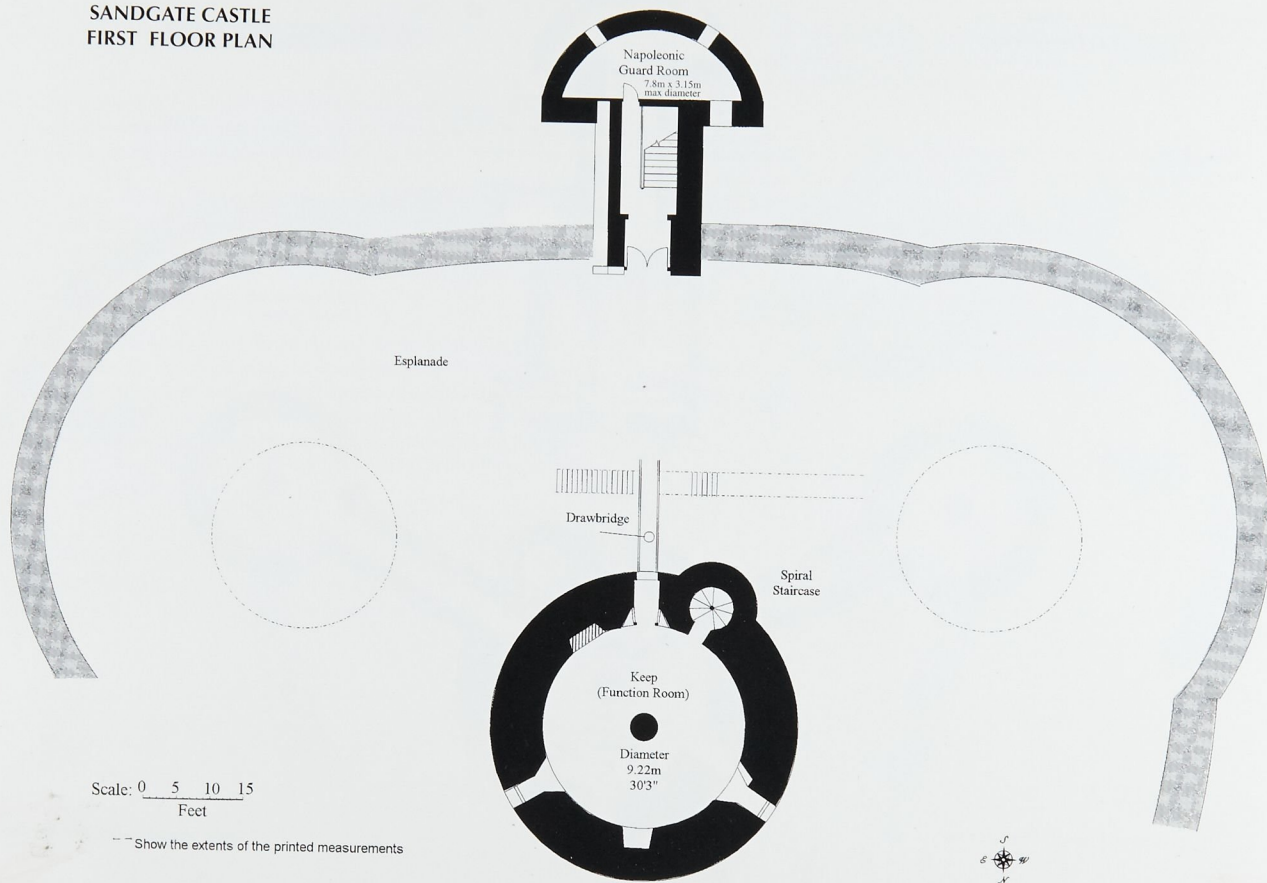
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
7. The information in these particulars is given without responsibility on the part of FPD Savills or their clients. The particulars do not form any part of an offer or a contract and neither FPD Savills nor their employees has any authority to make or give any representations or warranty whatever in relation to this property.

# SANDGATE CASTLE GROUND FLOOR PLAN



Floor Plans - for identification only

# SANDGATE CASTLE FIRST FLOOR PLAN

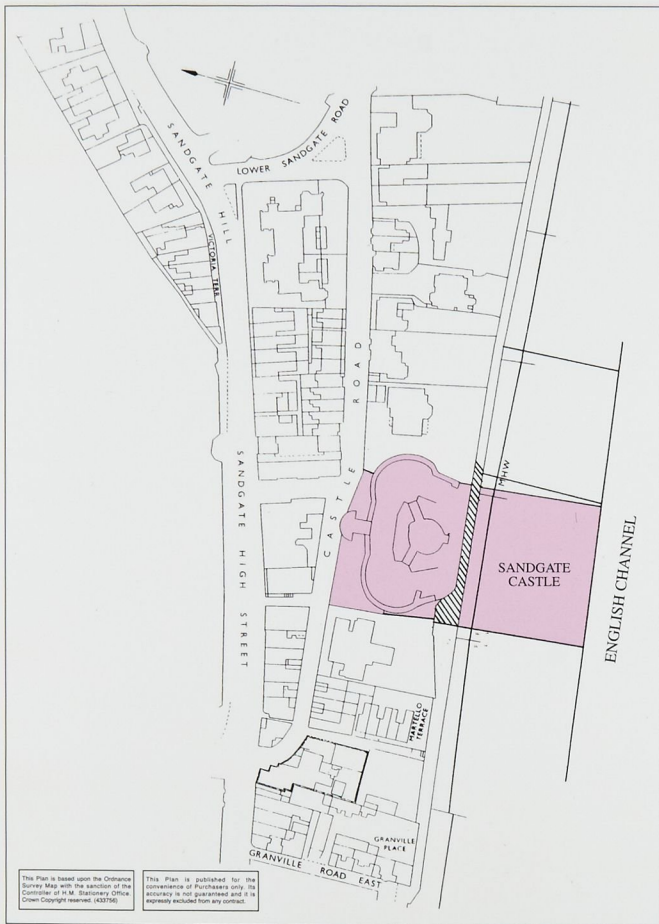


Scale: 0 5 10 15  
Feet

--- Show the extents of the printed measurements











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