# Historic St John’s Church in Monmouthshire up for auction at £20,000 with potential for creative redevelopment



In the realm of property auctions, unique opportunities often arise, particularly in the form of former churches and chapels, which present possibilities for imaginative restoration or redevelopment. A striking example is the upcoming auction of St John’s Church in Llangwm, Monmouthshire, offered with a guide price of £20,000. This listing captures the attention of potential buyers not only due to its attractive price, which is significantly lower than that of many conventional homes, but also because of its rich history and the picturesque Welsh countryside it sits within.

St John's Church is a Grade II listed structure, indicative of its historical significance. This status, granted in 2000, recognises it as a well-preserved example of a Victorian rural church with roots dating back to medieval times. The church's Gothic Decorated style, predominantly rebuilt in the mid-19th century, incorporates architectural features from its original medieval structure, such as the gable entry and a beautifully restored rood screen from 1871. Notably, the property boasts charming period elements including stained glass windows, a beamed ceiling, and an intricately crafted pulpit made by a former churchwarden.

The local landscape enhances the appeal of the property, with panoramic views of the Monmouthshire countryside contributing to its idyllic charm. However, prospective buyers should approach the auction with an awareness of certain stipulations related to the sale. While the surrounding graveyard is not included in the sale—maintained under separate ownership—there is some outdoor space available for creating a garden, adding potential for personalisation and outdoor enjoyment.

Moreover, any renovation plans will require careful navigation through planning permissions. Currently classified under Use Class D1, which pertains to non-residential institutions, the church may be transformative into a private residence or community space, pending local authority approval. Consultation with local planning offices is essential for buyers who envision changes to the building's use. Huw Edwards, head of property auctions at Seel & Co, emphasises the importance of understanding these opportunities and any attached covenants that may affect development.

The allure of such unique properties extends beyond the immediate prospect of homeownership; they often come with the promise of revitalisation dealing with creativity and respect for heritage. Previous examples from the auction market, such as a former Presbyterian church in Maesteg, which had already acquired planning consent for conversion into residential units, reveal the potential transformations these buildings can undergo. Another case involved a church in Ynysybwl that included features like high ceilings and balcony seating, effectively merging historical architecture with modern living.

As auction day approaches, with bidding slated to begin on 9 June and concluding on 10 June, the excitement around St John’s Church is palpable. It represents not merely a building but also an opportunity to engage with history, community, and architectural beauty—all at a price that may well be considered a bargain in today's property market.

In summary, while the allure of acquiring a historic building like St John's Church is strong, potential buyers must be mindful of the responsibilities and requirements tied to such a purchase. This blend of charm, history, and potential transformation continues to attract interest in Wales’ auction markets, making it a fascinating time for property enthusiasts and investors alike.

### Reference Map

1. Paragraphs 1, 2, 3, 4
2. Paragraphs 5, 6
3. Paragraph 7
4. Paragraph 8
5. Paragraph 9

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.walesonline.co.uk/lifestyle/welsh-homes/what-20k-potentially-gets-you-31674791> - Please view link - unable to able to access data
2. <https://www.rightmove.co.uk/properties/161746256> - This listing details the sale of the Former St John's Church in Llangwm, Monmouthshire, with a guide price of £20,000. The property is a detached Grade II listed church located on the edge of the village, offering countryside views. It is believed to be of medieval origin but was mostly rebuilt in the mid-1800s. The building includes period features such as stained glass windows, a beamed ceiling, and a raised pulpit. The sale excludes the adjacent graveyard but includes some surrounding grassed area. The property is accessed via a pedestrian pathway from the road. The auction is scheduled for June 10, 2025, with registration through the website. Potential buyers are advised to consult the legal pack for further details, including information on utilities and planning permissions. The property is currently within planning use D1 of the Use Classes Order, and alternative uses may be possible subject to planning permission. Prospective purchasers must make their own enquiries with the local planning authority if they wish to consider any changes to the use of the building.
3. <https://www.walesonline.co.uk/lifestyle/welsh-homes/most-unusual-auction-properties-going-15445421> - This article highlights some of the most unusual properties going under the hammer in Wales in December 2018. Among the featured properties is a detached former Presbyterian Church in Maesteg, Wales, with a guide price of £60,000-£70,000. The property had planning consent for change of use to a residential dwelling with a granny annexe and parking, but this consent had lapsed. The building was awaiting a new life as a home or a range of apartments. The article provides insights into the potential of such unique properties and the opportunities they present for redevelopment.
4. <https://propertyauctions.news/may-2024/unusual-auction-properties-of-the-month/> - This article discusses unusual auction properties available in May 2024. One of the highlighted properties is a detached church in Ynysybwl, near Pontypridd, Wales. The property includes an attached nursery and is well-maintained, situated in a sought-after residential area. It presents potential for development, subject to obtaining the necessary consent. The main church boasts high open truss ceilings and balcony seating. The property was brought to auction by Seel & Co Auctions on May 13, 2024, with an opening bid of £65,000. The article emphasizes the unique opportunities such properties offer for redevelopment and investment.
5. <https://ukauctionlist.com/auctioneer/rh-seel-and-co> - This page provides information about Seel & Co, a UK auctioneer specializing in property auctions. The page includes details about upcoming auctions, including properties such as a ground floor one-bedroom apartment in Llanedeyrn, Cardiff, with a guide price of £59,000+. The property is in very good condition with private parking and a garden, ready to move in for an investor or owner-occupier. The auction is scheduled for April 29, 2025. The page also provides contact information for Seel & Co and links to their website for further details.
6. <https://www.propertyauctionaction.co.uk/find-property-auctions-in-wales/> - This page lists property auction houses in Wales, including Seel & Co in Cardiff, Auction House Wales in Radyr, and others in Swansea and Newport. It provides contact details and links to their respective websites. The page serves as a resource for individuals interested in property auctions in Wales, offering information on various auction houses and their upcoming events. It also includes links to the auction houses' websites for more detailed information on their services and current listings.
7. <https://www.propertyinvestortoday.co.uk/breaking-news/2017/8/property-auction-dates-for-september-2017/> - This article provides a list of property auction dates for September 2017, including auctions by various companies such as Paul Fosh Auctions, Seel & Co, and others. The article serves as a resource for individuals interested in property auctions, offering information on upcoming events and the companies hosting them. It includes dates, locations, and contact details for each auction house, providing a comprehensive overview of property auctions scheduled for that month.