

ST PETER'S CHURCH

ASTWOOD, BUCKINGHAMSHIRE







ST PETER'S CHURCH

ASTWOOD, BUCKINGHAMSHIRE

*Newport Pagnell 8 miles; Bedford 8 miles; Milton Keynes 11 miles; Buckingham 22 miles; J14 M1 9 miles
(All distances are approximate)*

DATING BACK TO THE 12TH CENTURY, THE SALE OF THIS ATTRACTIVE GRADE II* LISTED CHURCH, WITH CHARMING ARCHITECTURAL FEATURES, OFFERS A TRULY UNIQUE OPPORTUNITY FOR THE CONVERSION TO A RESIDENTIAL DWELLING OR FOR ALTERNATIVE USES SUBJECT TO PLANNING.

An historic, architecturally significant building dating back to the 12th century, offering a unique opportunity for sensitive conversion.

Situated in the picturesque village of Astwood, offering a tranquil rural setting while still being well-connected to nearby towns

Previously granted planning approval for conversion into a three-bedroom residential dwelling, with potential to reapply and modernise the space while retaining its historic charm

For sale by Private Treaty



Matthew Alexander
07918 561606
matthew.alexander@bidwells.co.uk

Jack Chivers
07587 366693
jack.chivers@bidwells.co.uk

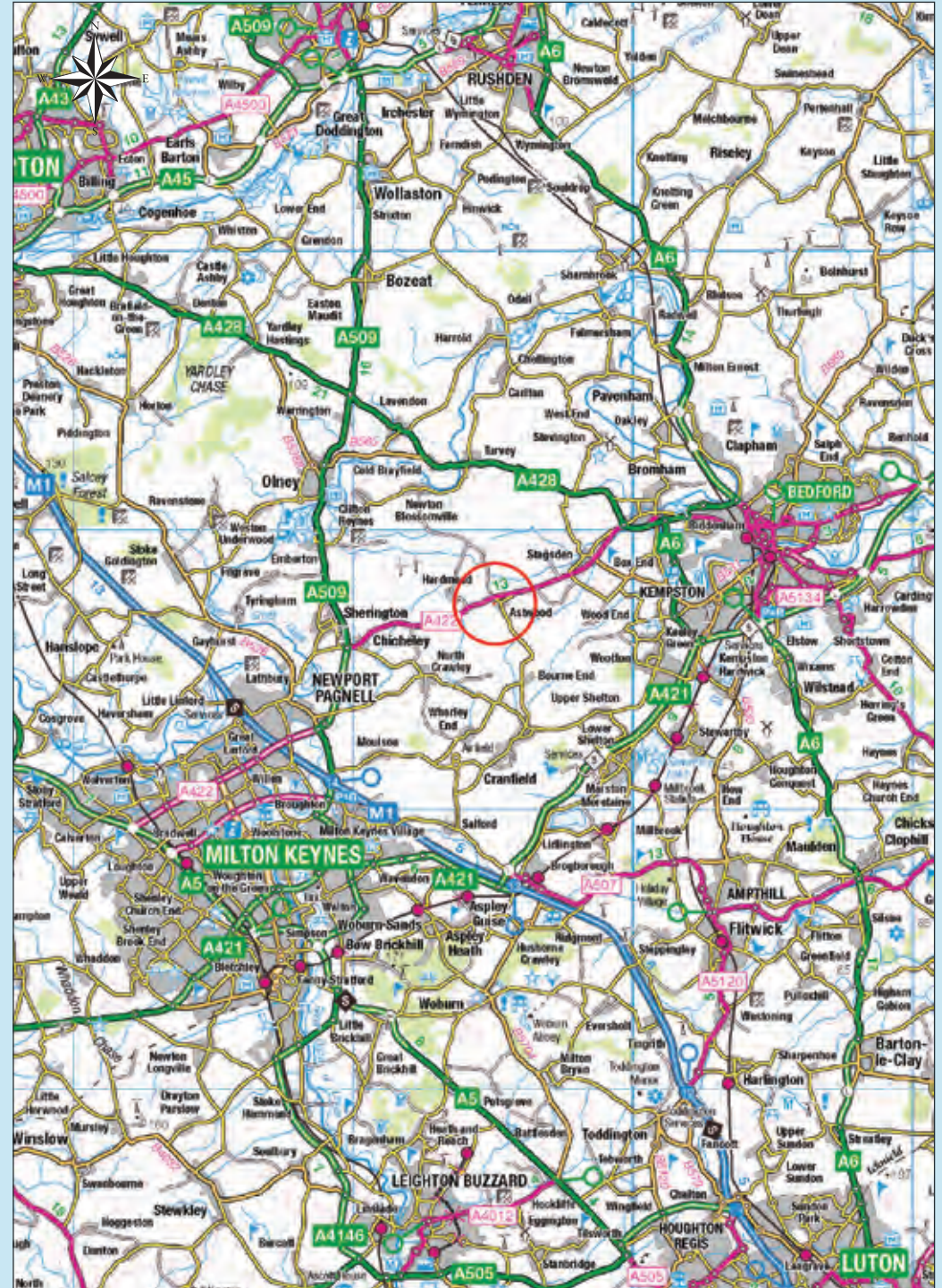


Introduction

St Peter's Church was closed in 2015 due to a declining congregation, and the combined Parish is no longer able to sustain its upkeep alongside other local churches. The Diocese is now seeking a new chapter for this remarkable building and invites expressions of interest from parties who can secure planning permission for a residential use or appropriate alternative use. The Vendor would like to sell the property to a purchaser who will undertake a sympathetic conversion, one that preserves its key architectural features and historic character, ensuring the long-term future of this significant heritage asset.

Situation & Access

Astwood is a quiet rural village located approximately eight miles from Newport Pagnell, home to a close-knit community of fewer than 300 residents. The village offers a traditional pub and a village hall. St Peter's Church enjoys a prominent position, with its churchyard fronting the main village road, which leads in from the A422. The church is set well back from the road, accessed via a private driveway shared with the former vicarage and one other residence.





Description

Constructed in stone, St Peter's Church features a striking stone bell tower and offers approximately 2,039 sq ft of internal space. The Nave is roofed with concrete trusses, installed in 1963 following bomb damage sustained during World War II.

As a Grade II* Listed building, any future use or conversion must be sensitively designed, respecting its historical significance and architectural integrity.

The church sits within a churchyard of approximately 0.867 acres (0.351 hectares), surrounded by mature trees—particularly on the western side of the driveway, where few burials exist. The site must continue to allow access for families visiting graves, and existing burials are to be preserved in any future development. Further details are available from the selling agent.

Accessed via a shared driveway from the village road, the property is neighboured by the former vicarage and one additional residence to the south. Internally, the church comprises a south porch, side chapel, vestry, bell tower, nave, and chancel. Clerestory windows in the Nave offer natural light that floods into the church.





History

St Peter's Church stands as a remarkable testament to Buckinghamshire's ecclesiastical heritage, with origins recorded before 1154 when it was gifted by the lords of Newport to the Cluniac Priory at Tickford. The current building reflects centuries of architectural evolution, incorporating fragments of 12th-century stonework within the upper tower, and a chancel rebuilt in 1340 using earlier materials. Further enhancements were made in the 15th century, including the reuse of a 14th-century window, with additional modifications in the 16th and 19th centuries.

The entire structure was sensitively restored in the 20th century following wartime damage. The west tower, built in the Perpendicular Gothic style, houses three historic bells dating from the 15th and 17th centuries, along with a turret clock dated 1774.

Internally, the church has wall monuments from the 16th and 17th centuries and large tombstones commemorating members of the notable Lowndes family.

This exceptional building not only captures the spiritual and architectural traditions of the region but offers an extraordinary opportunity for sympathetic reuse and preservation.

Planning

Planning permission and Listed Building Consent were previously granted for the conversion of St Peter's Church into a single residential dwelling under application references 20/03131/FUL and 20/03132/LBC (resubmissions of earlier consents 19/03237/FUL and 19/03238/LBC). Although these permissions have since lapsed in 2024, they provide a valuable precedent and strong indication of support for the sympathetic residential conversion of this exceptional Grade II* Listed building.

Interested parties are encouraged to review the previous applications and engage with the local planning authority to explore the potential for reapplication and further design development in line with conservation and listed building requirements.





Sale Conditions & Covenants

The Vendors will impose a number of restrictions on the purchaser by way of covenants. These will depend on the use for which planning consent is granted. These are primarily to ensure the property is used for authorised purposes only and prevent unauthorised alterations or demolition, it is also to protect against disturbance of any tombstones, monuments or memorials. A set of standard covenants is available from the Agent. These may in some cases be adapted to take into account particular circumstances.

The sale of the property will require a Scheme under the Mission & Pastoral Measure 2011 to authorise its sale and its change of use.

If used for religious, community or commercial use, an overage provision will be imposed should the use eventually change to a more valuable use, e.g. residential. The Vendors will retain 40% in any uplift in value achieved within 50 years.

Should the Purchaser(s) obtain consent for a residential use, then it will be restricted to one single dwelling.

In all cases the Vendors reserve the rights to approve all plans prior to planning or any alterations prior to work commencing.

Wall and floor monuments and other permanent fixtures will be included in the sale and must remain within the building as part of the historic character and the listing. Pews and organs may be included in the sale.

We draw your attention to the rules relating to tombs and graves in the building and churchyard. Rights will be reserved for families to visit graves in the churchyard.

Rights are reserved for the benefit of the two adjoining properties for vehicular access at all times. One property has created a separate access so is not completely dependent on the drive through the church. Maintenance of the shared is 50% to the Vendors and 50% to the two adjoining dwellings. This is shown as shaded brown on the sale plan.

General Remarks & Stipulations

Services

The property is served by mains electricity but there is no water connection to the church. The Purchaser(s) will be deemed to have satisfied themselves as to the condition and suitability of the services that are connected to the church.

Method of Sale

The property is for sale by private treaty.

Only subject to planning offers will be considered. Any offer put forward with proposals for conversion will need to be accompanied with sketch proposals (full architect drawings will not be required).

All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC) who will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

Please contact the selling agent for further information.

Registered Title

The land is registered under title number BM378018.

Value Added Tax

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the contract price.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. We have commissioned a 360 virtual image of both the external and internal of the church and we encourage all prospective Purchaser(s) to review prior to arranging a viewing. Please scan the QR code to view or contact Bidwells for further information.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authority

Milton Keynes City Council
1 Saxon Gate East
Central Milton Keynes
Buckinghamshire
MK9 3EJ

T: 01908 252358
E: planning.enquiries@milton-keynes.gov.uk

Boundaries

The Vendor and the Vendor's agent will do their best to specify the ownership of boundary features but will not be bound to determine these.

The Purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

Postcode

Nearest Postcode: MK16 9JS

what3words

///inherits.admit.projects

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only.

The Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in April 2025. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in April 2025.

360 View

Please scan the QR Code:



Aerial Video

Please scan the QR Code:



Selling Agents

Bidwells Oxford, Eaton House, North Hinksey Lane, Botley, Oxford, OX2 0QS

T: 01865 953080

IMPORTANT NOTICE: Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2025. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

