

90 Woodstock Road, Oxford OX2

Opportunity to acquire a rare freehold educational building in a highly sought-after Oxford location.



The opportunity.

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Opportunity to acquire a rare freehold educational building in a highly sought-after Oxford location.

- Detached educational building extending to approximately 7,113 sq ft (660.84 sq m) GIA, arranged over three storeys and most recently used as a preparatory school
- Provides a well-configured series of classrooms and ancillary accommodation, capable of immediate occupation for educational or childcare use
- Set within a self-contained site extending to approximately 0.092 hectares (0.228 acres), with front and rear external space arranged for educational use
- Prominently positioned on Woodstock Road within North Oxford, an established residential and educational location
- Freehold interest offered with vacant possession on completion

The site

The property comprises a detached building arranged over three storeys, extending to approximately 7,113 sq ft (660.84 sq m) and most recently used as a preparatory school.

The building sits within a rectangular-shaped, broadly level site extending to approximately 0.092 hectares (0.228 acres), and is set back from Woodstock Road behind a defined boundary.

An enclosed external area is also provided to the rear, offering outdoor use in connection with the property's existing educational function.

The overall configuration provides a practical and efficient setting, capable of immediate occupation for educational or childcare use, with vacant possession available upon completion.



Location

Oxford is an internationally recognised and highly regarded city, characterised by a strong residential and institutional property market. The city's global reputation as a centre for education and research supports sustained demand from a range of occupiers.

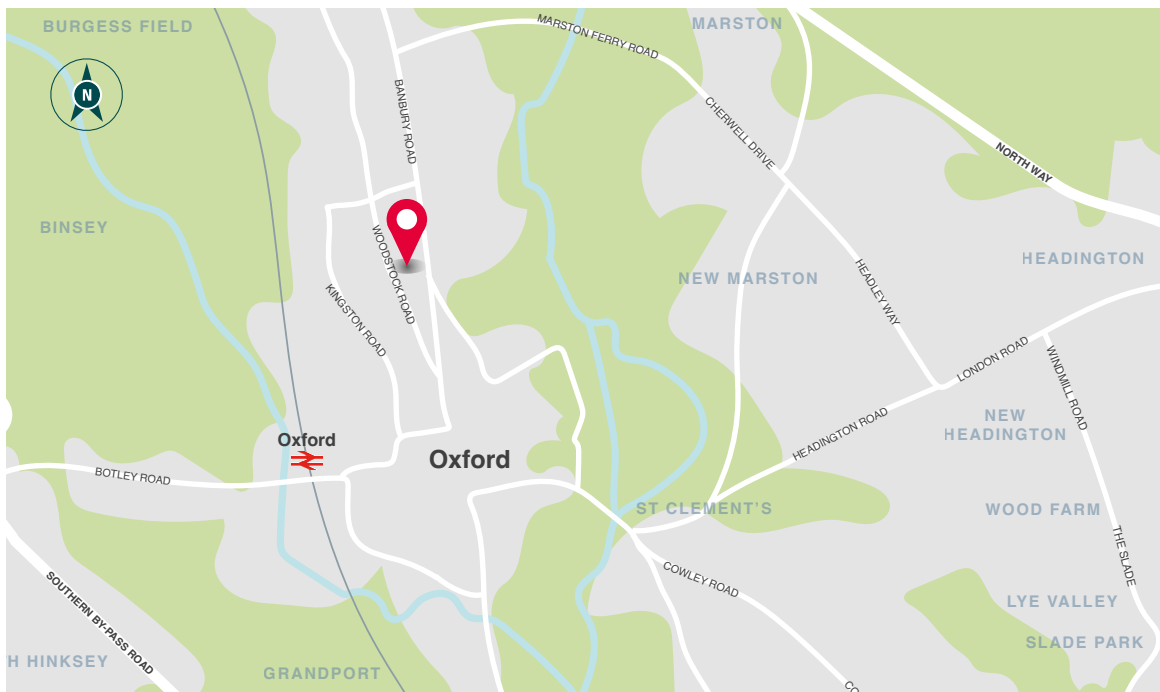
The property is located on Woodstock Road in North Oxford, approximately 1.2 miles to the north of Oxford city centre. Woodstock Road forms one of the principal arterial routes into Oxford from the north and is characterised by a mix of high-value residential properties and established institutional and educational uses.

North Oxford is widely regarded as one of the city's most established and desirable residential

locations, comprising predominantly substantial Victorian and Edwardian properties within a well-defined residential environment.

The surrounding area also accommodates a number of University of Oxford facilities and other education uses, reflecting the strong academic character of this part of the city.

The property occupies a prominent position along Woodstock Road and lies adjacent to an existing nursery. It is also situated in close proximity to Summertown, which provides a popular local centre offering a range of independent shops, cafés and day-to-day amenities within walking distance.



Transport and connectivity



The property benefits from strong transport connections, with access to both local and national road networks.



Road:

The M40 motorway, providing routes to London and Birmingham, is located approximately 7.4 miles to the east.



Rail:

Oxford railway station is situated approximately 1.1 miles to the south of the property (approximately 6.4 miles by road) and provides direct services to Didcot Parkway (approximately 13 minutes), Reading (approximately 26 minutes), London Paddington (approximately 51 minutes) and London Marylebone (approximately 1 hour 13 minutes).

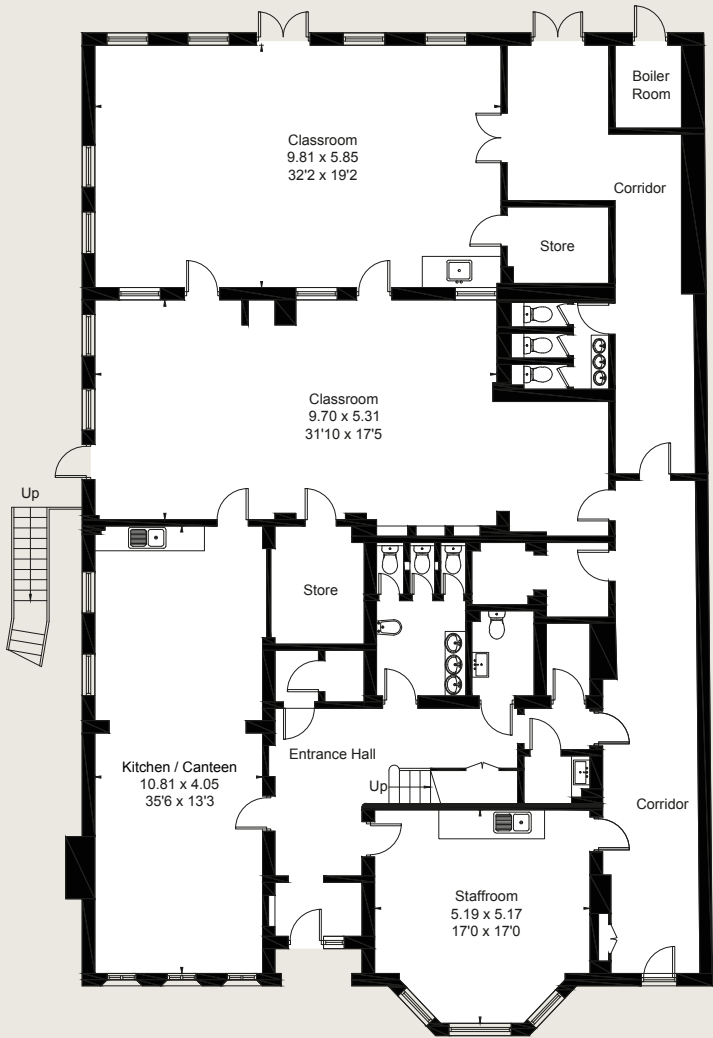


Bus:

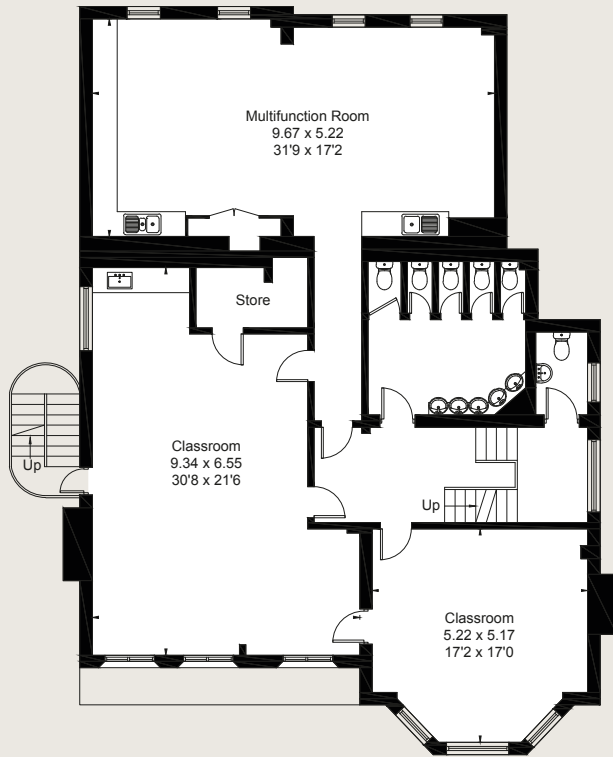
The property also benefits from regular local bus services along Woodstock Road, providing convenient access to Oxford city centre and the surrounding areas.

Floor plans

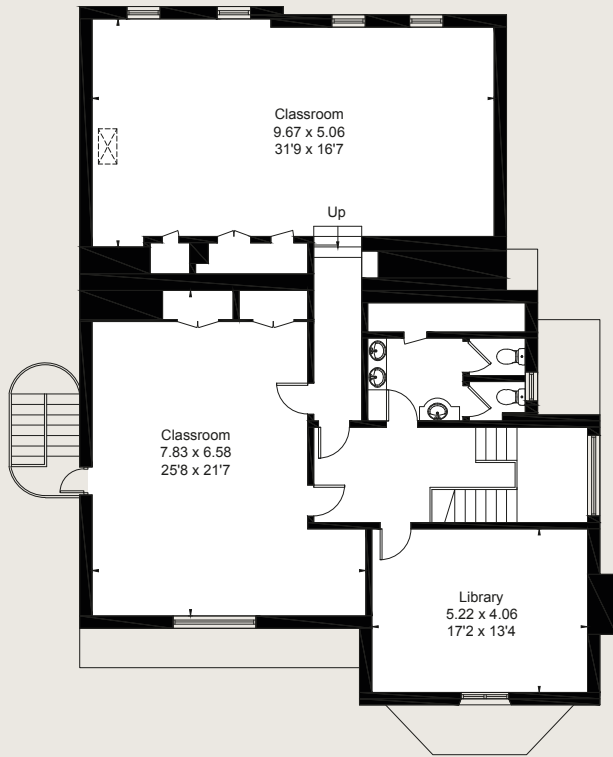
Approximate floor area = 660.84 sq m / 7,113 sq ft



Ground floor 324.94 sq m (3,498 sq ft)



First floor 175.13 sq m (1,885 sq ft)



Second floor 160.77 sq m (1,731 sq ft)

	Gross Internal Area	
	sq m	sq ft
Ground floor	324.94	3,498
First floor	175.13	1,885
Second floor	160.77	1,731
Total	660.84	7,113

Further information

Services

Mains water, electricity and drainage are understood to be connected.

EPC

The site has an EPC rating of D.

Statutory authority

Oxford City Council.

Viewings

Strictly through prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has not been elected for VAT.

Method of Sale

The property is for sale by private treaty via informal tender.

Legal

For sale with vacant possession on completion.

Further information

Further information including legal documents, EPC and floorplans are available via our dedicated date room.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2026.

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