

Rare Oxford Freehold

All Saints Convent and St John's Home,
Magdalen Road, Oxford, OX4 1RW



The Opportunity.

All Saints Convent and St John's Home, Magdalen Road, Oxford, OX4 1RW

- ▶ Rare opportunity to acquire a large land holding in central Oxford
- ▶ Suitable for a range of uses and development, subject to all necessary consents
- ▶ Located on Magdalen Road, approximately 1.6km southeast of Oxford city centre
- ▶ Variety of uses across the site including a care home (Use Class C2), living accommodation (Use Class C3), Place of Worship (Use Class F1), and office (Use class E)
- ▶ Includes Grade II listed main building
- ▶ St John's Home currently let as a care home provides a rent passing of £55,000 per annum
- ▶ Buildings: 41,867 sq. ft (3,889.6 sq. m) GIA
- ▶ Land: 3.1 acres
- ▶ Available as a whole or in part
- ▶ For sale freehold subject to existing tenancy

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

History

The All Saints Sisters of the Poor have dedicated their lives to service across four continents, responding to human need in diverse and profound ways. From caring for the poor, destitute, and dying, to nursing those afflicted by war and disease, their ministry has touched countless lives. The Sisters have been involved in pioneering nurse training at University College Hospital in London, cared for lepers on Robben Island in South Africa, and ministered to victims of cholera and smallpox epidemics. Their work extended to establishing schools, orphanages, hospitals, and homes, and they have been active in parish missions and retreat work.

The community was founded in 1851 by Harriet Brownlow Byron, known as the Mother Foundress, with the support of William Upton Richards, the first Vicar of All Saints, Margaret Street, London. This marked the beginning of one of the first Anglican religious orders for women. Initially, the Sisters focused on nursing the poor and destitute in the local parish.

In 1873 the foundation stone for St John's Home hospital was laid by Prince Leopold, son of Queen Victoria, on land in Cowley, Oxford, acquired by Father Benson, the former All Saints chaplain. He invited the Sisters to Oxford in 1879 to take over the running of St John's.

In 1976, Oxford was designated the Mother House of the community. A significant milestone came in 1982 with the opening of Helen House hospice in Oxford, the first children's hospice. In 1986, the Sisters extended their outreach to the homeless, transforming part of the Old School building into a cafeteria called The Porch. This project continued to grow, and in 2000, The Porch moved into its own premises across the street, becoming an independently run day centre for the homeless.



View towards St John's Home and The Friary



The Friary

Overview

The property comprises a convent and care home totalling 41,867 sq. ft with a mix of commercial and residential buildings set within approximately 3.71 acres. The community has been present in Oxford since 1879 and made the site their Mother House in 1976. The All Saints Sisters of The Poor have moved away from the site in

Oxford to relocate back to London where the community was originally founded, making it surplus to requirement. As a result of this Knight Frank has been instructed by the Charity to proceed with an open market disposal. The sale will help to release capital from the property which can then be put back into the Sisters' mission.



Aerial view of the existing site looking north west (red boundary line is for indicative purposes only and should not be relied upon)

Description

Lot A

1. St John's Home

This forms part of the Grade II listed main building and is arranged over basement to second floor comprising 38 care bedrooms, reception rooms, shared WC facilities, catering facilities, and storage. It is let out as a care home to Accurocare Ltd. A summary of the lease terms is outlined on page 15.

2. The Friary

The Friary forms part of the main Grade II listed building on site. It is arranged over ground, first and second floor and comprises a chapel designed by Ninian Comper, reception rooms, library, bedrooms and storage space. The Chapel is arranged on the north end of the building and boasts a high floor to ceiling height with attractive full height-stained glass windows.

This part of the main building presents an opportunity to increase the scale of the care offering or alternative use.

Lot B

3. Old Guest House

The Old Guest House is a single storey brick-built building with a mono-pitched roof. There is a conservatory which has had its glass roof replaced with a lightweight imitation tile roof. Throughout the property there are a number of bedrooms, bathrooms and reception rooms.

5. The Chapel

The Chapel is a single storey oval shaped building with timber clad elevations and a flat green roof.

4. New Convent

The New Convent is a part single, part two storey building. The building is brick built with a pitched roof of part clay and part slate tiles. The north end of the building is a single storey studio. The south end of the building has work rooms and WCs on the ground floor. On the first floor is a large meeting room known as a 'meditation hall'. It can be accessed via a staircase or lift.

6. New Guest House

The New Guest House is a modern two storey residential building under a high dual pitched metal roof. The building has brick / glazed elevations to 2m and timber clad elevations above. The building comprises 6 en-suite bedrooms, a reception / entrance lobby, communal areas including sitting rooms and kitchens.

Internally there is a large meeting room (chapel), WC, kitchen and prayer room.

Lot C

7. 15 Magdalen Road

Originally a single residential dwelling, it is currently divided into five independent residential flats.

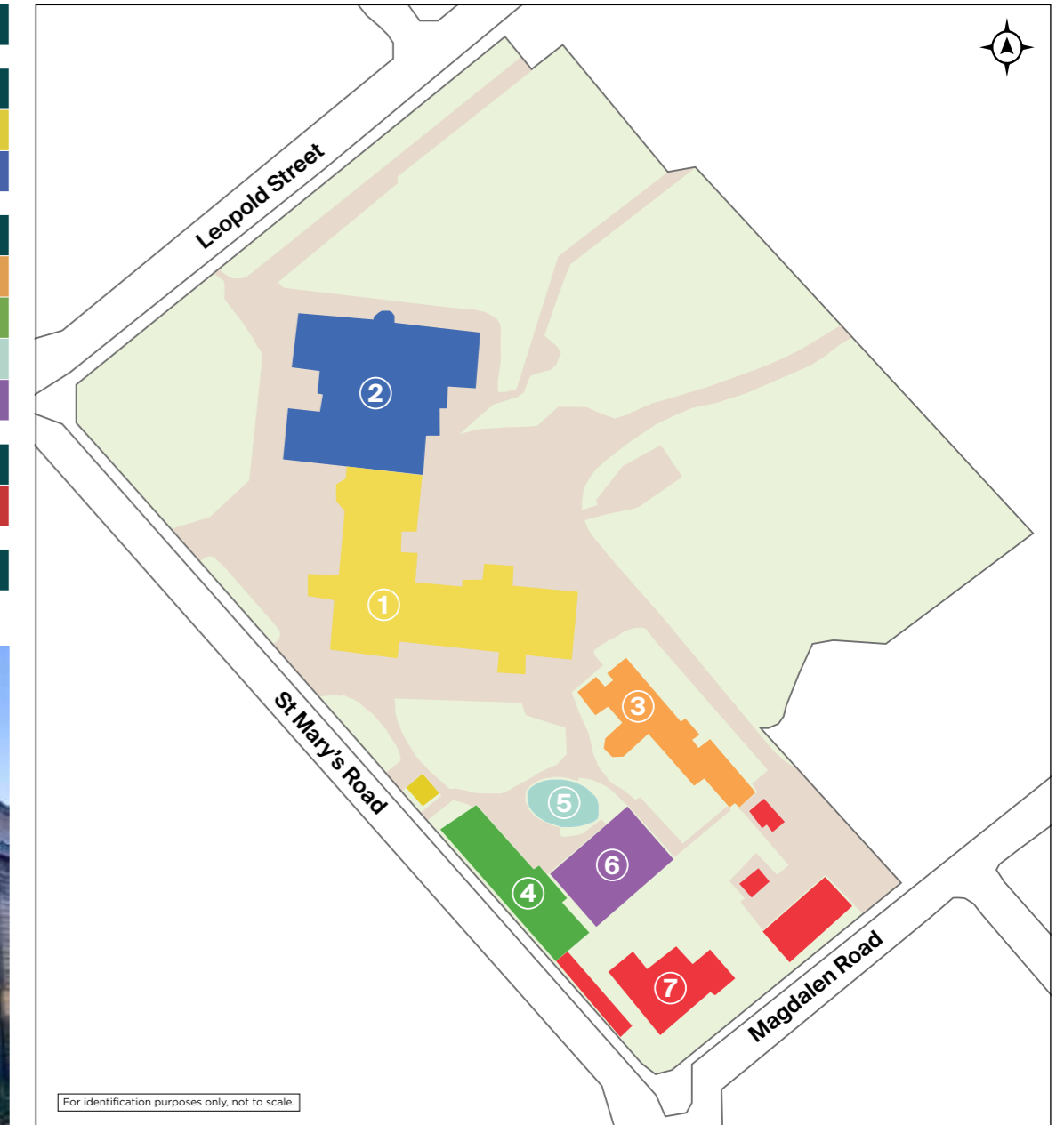
Site Plan and Building Areas

Ref	Building Name	Sq. m (GIA)	Sq. ft (GIA)
Lot A			
1	St John's Home	1,659.1	17,858
2	The Friary	1,014.2	10,917
Lot B			
3	Old Guest House	177.7	1,913
4	New Convent	273.4	2,943
5	The Chapel	60.2	648
6	New Guest House	321.2	3,457
Lot C			
7	15 Magdalen Road	233.2	2,510
Total*		3,889.6	41,867

* Total figure includes Outbuildings (150.6 sq. m / 1,621 sq. ft)



New Guest House (6)



For identification purposes only, not to scale.



Aerial view of the existing site looking north west (boundary lines are for indicative purposes only and should not be relied upon)



St John's Home



St John's Home



The Friary



St John's Home

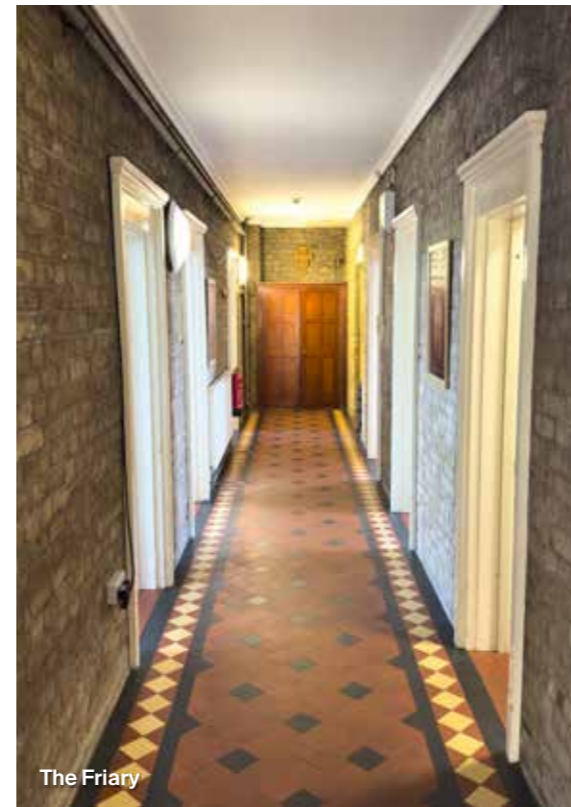
Planning

There are a number of different uses across the property including F1 (Learning and Non-Residential Institutions) and C2 (Residential Institutions).

Heritage / Conservation Designations

The property possesses the following listed buildings:

- ▶ The Friary Chapel – 20th Century Grade II listed church designed by Ninian Comper
- ▶ The Friary – 19th Century Grade II listed convent building
- ▶ St John's Care Home – 19th Century Grade II listed Care Home connected to The Friary



Location

The property is located on Magdalen Road, an iconic stretch running between Cowley Road and Iffley Road, approximately 1.6km southeast of Oxford city centre. The area surrounding Magdalen Road is predominantly residential and is known for its cultural vibrancy. It is a well-connected residential corridor that feels independent yet close knit, striking a balance between city living and village charm.

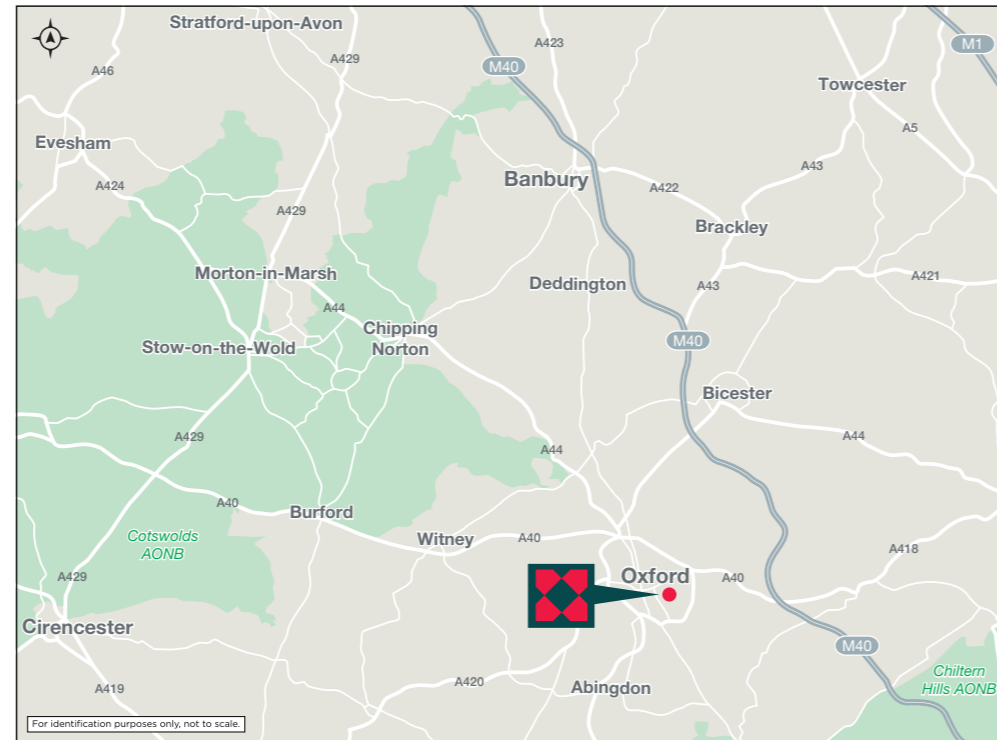
The local area is packed with independent shops, cafes, and restaurants, and possesses a lively community atmosphere. Key amenities in the local area include the Pegasus Theatre, The Ultimate Picture Place, and South Park.

The area is attractive for those working in Oxford due to being approximately a 15-minute walk into the city centre, as well as those commuting to London, with direct trains available from Oxford railway station to London Paddington.

Nearby towns include Bicester approximately 15.5 miles to the north, Aylesbury approximately 23.5 miles to the east, and Reading approximately 27 miles to the south.



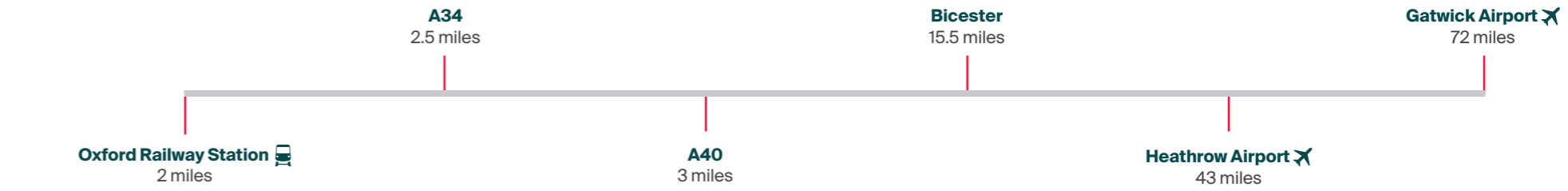
Bridge of Sighs, Oxford



For identification purposes only, not to scale.

BY CAR (FROM MAGDALEN ROAD, OX4 1RW)

APPROXIMATE AVERAGE DISTANCES



Distances are approximates taken from Google Maps

Travel



Road - The property is approximately 2.5 miles from the A34 (Oxford Ring Road), linking to the M4 which provides access to Bristol and Reading, and the M40 which provides access to Birmingham and London. The A40 is approximately 3 miles north of the property, providing access to Cheltenham to the west.



Rail - The property is located approximately 2.0 miles from Oxford railway station. From here, a number of destinations are available including London Paddington in approximately 50 minutes, Reading in approximately 25 minutes, and Bristol in approximately 1 hour.



Air - London Heathrow Airport and London Gatwick Airport are located approximately 43 miles and 72 miles southeast of the property respectively, offering access to over 400 unique destinations worldwide.



Oxford City Centre



Oxford University



Aerial view of the existing site looking south

Additional Information

Title

The property is held by the Charity freehold under title number ON318558. Part of the property (St John's Care Home) is subject to a lease under the title number ON330748.

Part of freehold ON318558 as indicatively shown by the boundary plans in this brochure is for sale. The Charity has chosen to sell the remaining part of the freehold title to Helen and Douglas House which neighbours the site.

Tenure

Part of the Property known as St John's Home is let to Accurocare in accordance with the lease terms outlined below:

- ▶ **Lease Term:** 21 years from 1st October 2016
- ▶ **Rent Passing:** £55,000 per annum
- ▶ **Rent Review:** Every 5th anniversary
- ▶ **Repairs:** FRI subject to Service Charge

**A summary of the title is available in the dedicated data room*

Services

Mains water, electricity, gas and drainage are provided. However, it is the responsibility of the Purchaser to ensure services are available and adequate for their proposed use.

Inspections

Strictly by 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. The position on VAT may change from the time of issuing this brochure. All bids should be submitted exclusive of VAT.

Charities Act 2022

The property sale is subject to the provisions of the Charities Act 2022.

EPC Ratings

Lot	Building Name	EPC Rating
1	St John's Home	C
2	Brownlow House (New Convent)	A
2	Iona Office	B
2	The Old Guest House	B
2	The Old School House (New Convent)	D
2	Upton Chapel (The Chapel)	C
3	Flat 1, 15 Magdalen Road	E
3	Flat 2, 15 Magdalen Road	C
3	Flat 3, 15 Magdalen Road	E
3	Flat 4, 15 Magdalen Road	D
3	Flat 5, 15 Magdalen Road	D

Fixtures and Fittings

No fixtures and fittings are included.

Method of Sale

The property is for sale by private treaty via informal tender. Offers are invited for the whole or part or parts of the property. Please indicate clearly on a plan and in writing on any bid form (and accompanying letter) for which part your interest/offer relates to. The bid form is on the dedicated data room which as below access is available on request.

Further Information

Further information including legal documents, EPC rating, photographs, video tour and floorplans are available on our dedicated data room.

Please email: samvandevelde@knightfrank.com

Contact us.



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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 August 2025.

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