

Central Oxford C2 Residential/Student Accommodation  
opportunity close to several Oxford Colleges  
and both Oxford Universities



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# Moberly Close

Cowley Road | [Oxford](#) | OX4 1HX

  
BIDWELLS

# Moberly Close

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## Investment Summary

- Rare opportunity to acquire **14 apartments and 4 terraced houses** in central Oxford, totalling approx. 37 bedrooms (and two half-sized rooms).
- The properties are **C2 institutional use class**, ideally suited for the provision of **residential accommodation for a residential school, college or training centre**.
- Prime student accommodation location between **The University of Oxford and Oxford Brookes University**.
- Opportunity for an **owner occupier or developer** to add residential, postgraduate or undergraduate accommodation to their portfolio.
- The existing buildings provide a total Net Saleable Area of **1,101 sq m (11,854 sq ft)**.
- **Freehold, available with Vacant Possession**. Last Assured Shorthold Tenancy expires on the 31st July 2026.
- The Estimated Rental Income, based on the existing tenancies, is **£342,000 per annum**.

## Proposal

We are instructed to seek offers for the **Freehold interest, on an unconditional basis, on terms to be agreed**. Subject to Contract and Exclusive of VAT.

## Moberly Close

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Magdalen College



All Souls College



Radcliffe Camera

## Oxford Growth Story

Oxford has one of the strongest local economies in the UK, driven by its reputation for academic excellence and cutting-edge research and innovation. The University has been ranked in the Times Higher Education World Rankings as one of the world's best institutions for clinical health teaching and research for the fourteenth consecutive year.

Oxford Science Enterprises was set up in 2015 and its fund is the largest dedicated University fund for startups and spinouts. Over the past decade, the number of spinouts created within the University has doubled. Oxford is spinning out twice as many new companies a year than in 2015, attracting nearly eight times more investment.

Despite a challenging investment environment, university spin-outs secured £2.6 billion in 2024 - a 38% rise on the previous year, defying broader market trends. Oxford Science Enterprises remains one of the UK's most active investors, underscoring Oxford's strength in translating cutting-edge research into high-impact ventures.



University of Oxford **RANKED 1ST** in the Times Higher Education World University Rankings 2026 for the 10th year in a row.



Total value of **SPINOUTS** by University of Oxford is estimated at £6.4bn.



Nearly 70% of employment is within '**KNOWLEDGE INTENSIVE**' sectors.



Latest ONS figures show unemployment at 3.4% **IN OXFORD**, below the national average of 3.7%.



In December 2025, average rents in Oxford had **RISEN 4.0%** since December 2024.



Oxford is the **HIGHEST RANKING** city in PwC's 2025 Good Growth for Cities.

# Oxford

- Christ Church
- Merton College
- The Queen's College
- New College
- Mansfield College
- Linacre College
- Magdalen Bridge
- Magdalen College

A4158 Iffley Road

St Stephen's House

Oriel College Rectory Road Accommodation

B480 Cowley Road

Oxford Brookes University  
20-minute walk

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## Location & Connectivity

Centres	Distance	Drive Time
London	60 miles (96 km)	1 hour 15 mins
Bristol	68 miles (109 km)	1 hour 20 mins
Birmingham	80 miles (128 km)	1 hour 20 mins
Road	Distance	Drive Time
A34	2 miles (4 km)	10 mins
A40	3 miles (6 km)	14 mins
M40	10 miles (16 km)	21 mins
Rail	Distance	Journey Time
Oxford to London Paddington	60 miles (96 km)	49 mins
Oxford to B'ham New Street	77 miles (124 km)	1 hour
Oxford to Bristol Temple Meads	85 miles (137 km)	1 hour 20 mins
Air	Distance	Drive Time
Heathrow Airport (LHR)	50 miles (80 km)	1 hour
Luton Airport (LTN)	60 miles (96 km)	1 hour 10 mins
Birmingham Airport (BHX)	65 miles (104 km)	1 hour 10 mins



## Oxford Park and Ride

Oxford City Council are committed to reducing car journeys into the City Centre and operate an extensive Park and Ride system with five sites located around the city's ring road.

Buses run every 10 minutes into the City Centre and stop at key locations including immediately and opposite the entrance to the Westgate shopping centre.



## Oxford's Tube & Bus Services

The Oxford Tube runs a regular coach service between London Victoria and Oxford, with a fastest journey time of 1 hour and 40 minutes. St Clement's is the property's closest stop on the Oxford Tube route.

James Street East is the closest bus stop to Moberly Close, offering bus services into the City Centre with a journey time of around six minutes.

## Oxford Station

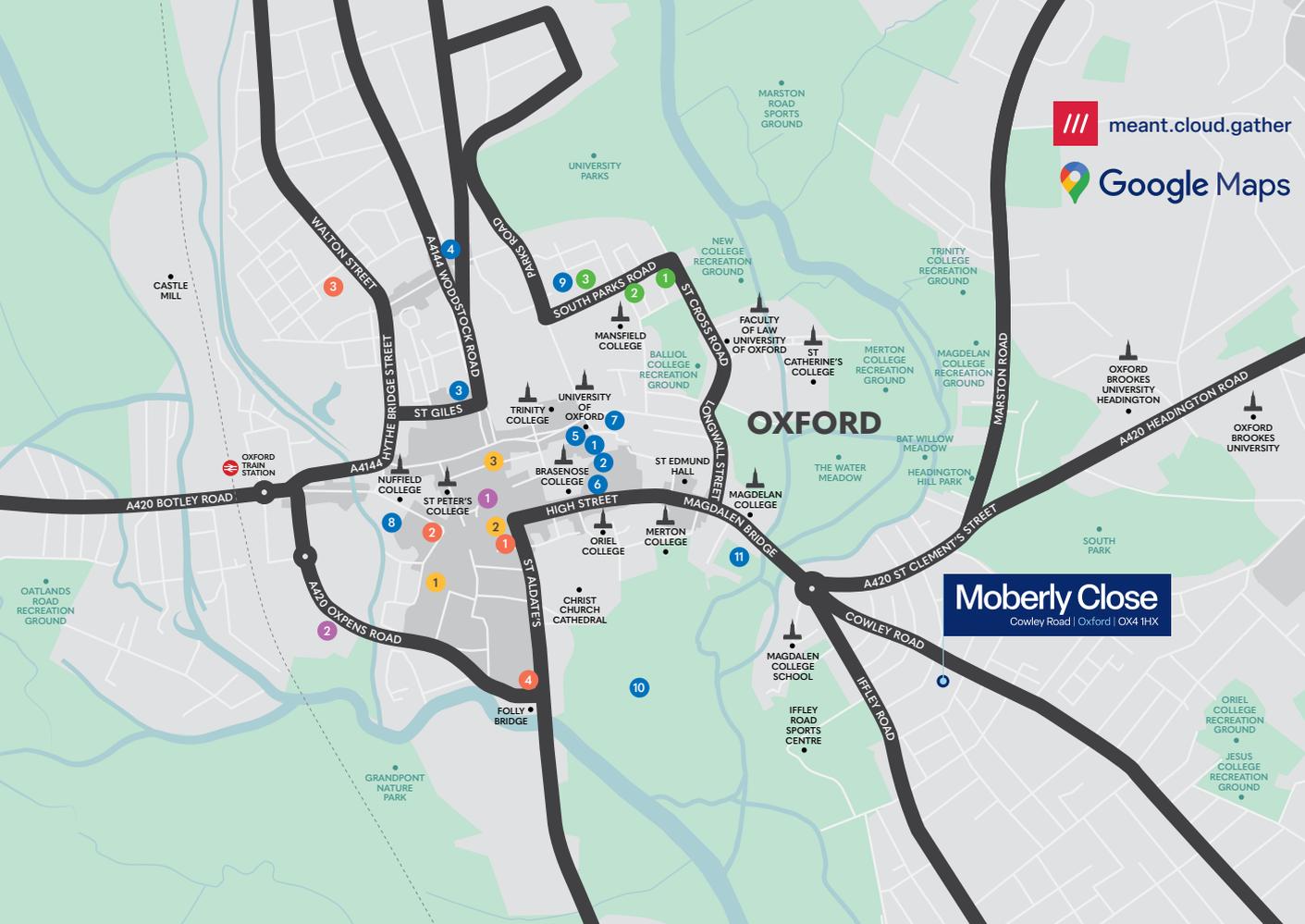
Oxford Station is the city's principal rail station running regular services nationally. In 2023 the Station served c. 6.6 million passengers.

Oxford Station is currently undergoing an extensive regeneration scheme aimed at enhancing capacity and facilitating the new East West Rail, which will establish a connection between Oxford and Cambridge via Bedford, Bicester and Milton Keynes.

The completion of the Oxford to Milton Keynes section is scheduled for late 2025, with the entire line to Cambridge anticipated to be finalised in the early 2030s.

### OXFORD TUBE ROUTE





## Situation

The property is located to the east of Oxford City Centre in the Cowley neighbourhood. It is situated off the Cowley Road between James Street and Marston Street, north of the St Stephen's House Oxford site.

The surrounding area is largely residential with other student accommodation including the nearby Oriol College Rectory Road student accommodation as well as The Spireworks, the recently completed 137 studio scheme. The Spireworks is currently advertising weekly rents for the 2026/27 academic year in the range of £381 - £480 for studios and 1-bed apartments and £290 per person for a two-bed apartment.

Nearby Oxford colleges include St Hilda's College (0.4 miles), Magdalen College (0.5 miles), Merton College (0.7 miles), St Edmund Hall (0.5 miles) and The Queen's College (0.7 miles). Oxford Brookes' main campus is only 0.9 miles away. The green open space of South Park is within a 10 minute walk and Christ Church Meadows is under 15 minutes walk away.

Amenities on Cowley Road, the eastern arterial route into the City Centre, include independent coffee shops and restaurants, pubs, Sainsbury's, Tesco, the East Oxford Community Centre and the East Oxford Health Centre.

### Tourist Attractions

- 1 Bodleian Library
- 2 Radcliffe Camera
- 3 Ashmolean Museum
- 4 Pitts Rivers Museum
- 5 Sheldonian Theatre
- 6 University Church of St Mary's
- 7 The Bridge of Sighs
- 8 Oxford Castle & Prison
- 9 Oxford University Museum of Natural History
- 10 Christchurch Meadow
- 11 Oxford Botanic Gardens and Arboretum

### Major Corporate Occupiers

- 1 Oxford City Council
- 2 Oxfordshire County Council
- 3 Oxford University Press
- 4 Pearson Education

### Science & Innovation

- 1 Life and Mind Building
- 2 Biomedical Sciences Building (BSB)
- 3 University Science

### Development

- 1 The Clarendon Centre**  
Major redevelopment to transform the arcade into a new c.225,000 sq ft state-of-the-art mixed use scheme
- 2 Oxpens**  
Exciting mixed-use riverside development bringing new homes, jobs, connectivity and public realm

### Retail

- 1 Westgate Oxford Shopping Centre
- 2 Queen Street
- 3 Cornmarket Street



The Bridge of Sighs



Oxford Botanic Gardens



Oxford Castle & Prison



Christchurch Meadow



Ashmolean Museum

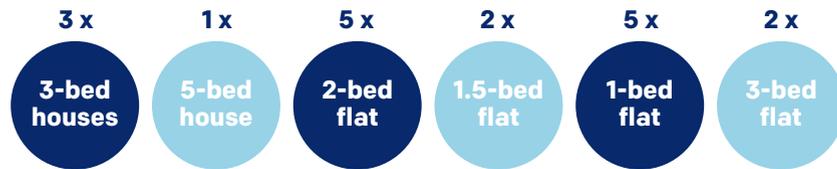
# Moberly Close

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## Description

The property comprises 18 units, totalling approx. 37 bedrooms and two half-sized rooms, in the following layout:



The 5-bed house is a conversion of two houses (one 3-bed and one 2-bed) and has the ability to be re-purposed into two houses.

The property also benefits from a lift in the main apartment building (required to be put back into service by the Purchaser).

The site is secured by an electric vehicle and pedestrian gate. There are several ad hoc parking spaces, 5 garages and landscaping to the front and rear of the properties.

Each ground floor apartment and house has direct access to the shared garden area to the rear of the property. The remaining first, second and third floor apartments all have access to a balcony in addition to the shared garden.



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## Development Opportunity

The ground floor currently houses a laundry room and several storage areas (shaded in blue). There is an opportunity to create additional accommodation on the ground floor if the laundry room were to be removed and replaced by machines in each unit.



**Ground Floor**

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## Accommodation

The property has been measured as follows to ascertain the total floor areas (Gross Internal Area):

Floor	Area (sq m)	Area (sq ft)
Ground	531.9	5,726
1st	546.2	5,880
2nd	251.5	2,707
3rd	104.6	1,126
<b>Total</b>	<b>1,434</b>	<b>15,439</b>

The total area of the units is as follows (Net Saleable Area):

Type	Area (sq m)	Area (sq ft)
House 1	79.7	858
House 2	79.7	858
House 3	79.7	858
House 4	163.7	1,762
Flats 5-18	698.5	7,519
<b>Total</b>	<b>1,101</b>	<b>11,854</b>

## Third Floor



## Second Floor



## First Floor



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## Planning History

Planning permission was granted for 19 new dwellings on Moberly Close in 1977 with an extension approved in 1982. Since, two of the terraced houses were merged into one five -bed house (house number 4).

The accommodation is mainly let, with three vacant units. The property is currently let by St Stephen's House Oxford (SSHO) students or students from other Oxford Colleges.

## Proposed Site

The site forms part of a wider site owned by SSHO. As part of the sales process, a separate demise will be established. The proposed split of the site is as below:



The newly proposed demise has a site area of approximately 0.7 acres (0.29 hectares).

We understand the property benefits from the following use:

The lawful use of the Property is Use Class C2 (Residential Institutions) with the possibility for change of use into individual residential dwellings (Use Class C3).

The site is within the identified Cowley Road District Centre, where under the terms of Policy AOC2 'Cowley District Centre' of the Oxford Local Plan (OLP), the policy permits for, inter alia, "more efficient use of land by consolidating uses and through infill and taller development".

The site does not lie within any restricted planning areas, providing greater scope for development opportunities; however, consideration should be had to the surrounding properties and the listed church.

## Tenure

We are instructed to seek offers for the Freehold interest, on an unconditional basis, on terms to be agreed. Subject to Contract and exclusive of VAT.

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## Investment Commentary

### PBSA



#### University of Oxford

University of Oxford (UoO) is ranked 1st in the Times Higher Education World University Rankings 2026. UoO is widely recognised as one of the most prestigious in the world. It is very competitive and typically receives more than 22,000 applications for around 3,200 graduate places, meaning the University receives on average more than 7 applications for each available place.

UNIVERSITY OF  
**OXFORD**

According to the latest HESA statistics (2023/24) the University has 21,115 full time students, with 8,345 (40%) from overseas, suggesting there is higher than average demand for purpose-built student accommodation (PBSA). The average proportion of overseas students enrolled at Higher Education institutions across the UK is 30% (HESA 2023/24). International students tend to prefer living in private PBSA with the most high-end schemes aimed at this demographic who will pay more to live in top quality accommodation.

UoO's international students come to Oxford from more than 150 countries and territories. The University, including the colleges and Oxford University Press, is the largest employer in Oxfordshire, supporting more than 30,000 jobs in the county and injecting more than £2.3bn annually into the regional economy.

### OXFORD BROOKES UNIVERSITY

#### Oxford Brookes University

Oxford Brookes University (OBU) is ranked 69th in the Times Good University Guide 2026. It provides innovative courses with an emphasis on exceptional hands-on learning opportunities as well as theory. Staff at the university have received 11 National Teaching Fellowship awards for outstanding teaching. OBU invested £220m in its estate between 2015 and 2025, resulting in award-winning facilities.

According to the latest HESA statistics (2023/24), the University has 20,135 full time students, with 3,195 from overseas (16%). OBU has ten halls of residence offering 3,553 beds across Oxford. Nomination agreements are in place at seven halls of residence to provide an additional 1,750 beds, with providers such as Unite, Host and A2Dominion.

There is an additional 1,585 privately operated bedrooms across Oxford.

### Shortfall of PBSA

Institution	Full Time Students (HESA 2023/24)	Approx. No. of Beds Available	Total Shortfall	% Shortfall
University of Oxford	21,115	15,500	5,615	27%
Oxford Brookes	20,135	6,908*	13,227	66%
<b>Total</b>	<b>41,250</b>	<b>22,408</b>	<b>18,842</b>	<b>46%</b>

\*Includes all private direct let beds

The above table indicates that Oxford Brookes University has a significant shortfall of available PBSA in relation to full time students. The university's student numbers grew by almost 5,000 students between 2022/23 and 2023/24. This growth is mainly attributed to the inclusion of students from the Global Banking School (GBS) in the HESA data.

Interestingly, whilst University of Oxford could be seen to be providing sufficient accommodation in comparison to other universities, UoO aims to provide accommodation to its undergraduates for all three years of study and is aiming to provide graduate accommodation for as many postgraduate students as possible. The collegiate structure means that many students are housed in colleges, but there is demand for additional beds within the City Centre, especially for satellite sites close to college campuses.

### PBSA Rents in Oxford 2026/27

Rents for student accommodation in Oxford are being advertised as follows for the 2026/27 academic year:

Private Halls	No. of Beds	En Suite Rent per Week	Studio Rent per Week	Flats Rent per Week	No. of Weeks
The Spireworks (Aparto)	137		£381 - £460	£290pp (twin) £480 (1 bed)	51
The Park (Almero)	350	£200 - £219	£340 - £360		44/51
Alice House (iQ)	140		£373 - £437		51
Between Towns Court (Now Students)	144		£339 - £345		51
Student Castle	515	£259 - £318	£335 - £365	£458 - £498pp (2 bed studio)	45/51
West Way Square (Prestige)	261		£285 - £395	£415 (1 bed) £570 (2 bed)	44/51

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## Residential

Oxford experiences strong residential demand due to its reputation across local and international markets. This is across all tenures (private sale, private rented, affordable and social housing). The nature of the economy in Oxford reflects demand from academic / research staff. The University and its funders, are bringing forward this type of accommodation for short and medium term lets.

There are a very limited number of new build homes currently listed for sale within the City Centre. The most recent development with open market residential was Bridges Cross which completed in 2023 and all apartments have been sold. In the foreseeable future, the largest scheme expected to come forward is Oxpens, a mixed-use commercial and residential site set to provide 230 homes.

The rise of the co-living sector cannot be ignored. These schemes combine personal and shared amenity space in City Centre locations with flexible lease terms, all-inclusive billing, social spaces and a strong sense of community. Co-living provides higher returns per square foot compared to typical residential models and operates in large cities.



## Investment Rationale



Opportunity to purchase an **Oxford student accommodation** property only minutes away from **University of Oxford Colleges and Oxford City Centre**.



The properties are **C2 institutional use class** and so are ideal for the provision of **residential accommodation for a residential school, college or training centre**.



**Opportunity for an owner occupier or developer** to add residential, postgraduate or undergraduate accommodation to their portfolio.



The existing buildings provide a total Net Saleable Area of **1,343 sq m (15,439 sq ft)**.



The Estimated Rental Income, based on the existing tenancies, is **£342,000 per annum**.



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## EPC Ratings

EPCs are available within the data room. The buildings have the following ratings:

All units have an EPC Rating of D apart from units 15 and 18, which have EPC ratings of E.

## VAT

The property is not elected for VAT.

## Capital Allowances

There are no capital allowances.

## AML / KYC

Prospective purchasers will 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.



## Proposal

We are instructed to seek offers for the Freehold interest, on an unconditional basis, on terms to be agreed. Subject to Contract and Exclusive of VAT.

## All Enquiries

Should you have any queries or wish to make an inspection, please contact:

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