

# 40-Year-Old Independent Preparatory School



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## 40-Year-Old Independent Preparatory School

An exceptional opportunity to acquire a well-established independent preparatory school in England, offering robust financial performance and clear operational and expansion potential. Founded in 1980, the school has developed into a thriving co-educational institution for pupils aged 4–11, currently educating an average of 210 students. Its strong reputation is built entirely on word-of-mouth referrals. The school operates from a freehold, non-listed Victorian property, recently valued at £2 million, and continues to demonstrate consistent financial strength. This combination of stable performance, prime location, and growth potential makes it an attractive investment in the independent education sector.

### Key Investment Features

- Established Reputation
- Strong Financials
- Full Enrolment
- Turnkey Operations
- Growth Potential

### Academic Approach

The curriculum balances traditional rigor with creative engagement. Approximately 50% of curriculum time is devoted to core subjects (Maths, English, Science, Computing), with the remainder covering a rich mix of subjects including two foreign languages, arts and sports.

A key differentiator is specialist subject teaching from Reception onward, which is unique among many prep schools and contributes to high-quality instruction. The school benefits from consistently strong demand, with waiting lists in place and approved capacity (GIAS) to accommodate additional pupils, providing immediate growth potential.

## Facilities & Location

The school is located in the desirable village in UK—an area consistently ranked among the most sought-after family neighbourhoods in England. Demand for high-quality preparatory education in the area is supported by proximity to a wide selection of prestigious secondary schools, many featured in the Sunday Times' top school rankings. This concentration of outstanding senior schools drives sustained interest in reputable prep schools, with families actively seeking strong foundations for competitive entry.

The school operates from a 0.5-acre campus with a charming Victorian main building (unlisted) that has been sympathetically adapted and extended for educational use.

Facilities include:

- 11 well-appointed classrooms with modern teaching resources
- A standout “enchanted forest” themed library
- Dedicated specialist rooms for science, computing, music, and art
- A multi-purpose hall for assemblies, sports, and performances
- Secure outdoor play spaces

### TARGET PRICE

GBP 4,200,000

### GROSS REVENUE

GBP 2,026,000

### EBITDA

GBP 510,775

### BUSINESS TYPE

Education

### COUNTRY

United Kingdom

### BUSINESS ID

L#20261020

Currently operated as a lifestyle business, there is significant scope for further value creation.

There is also clear upside through improved utilisation of the site, particularly via after-school programmes and holiday camps, which have not yet been fully developed.

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