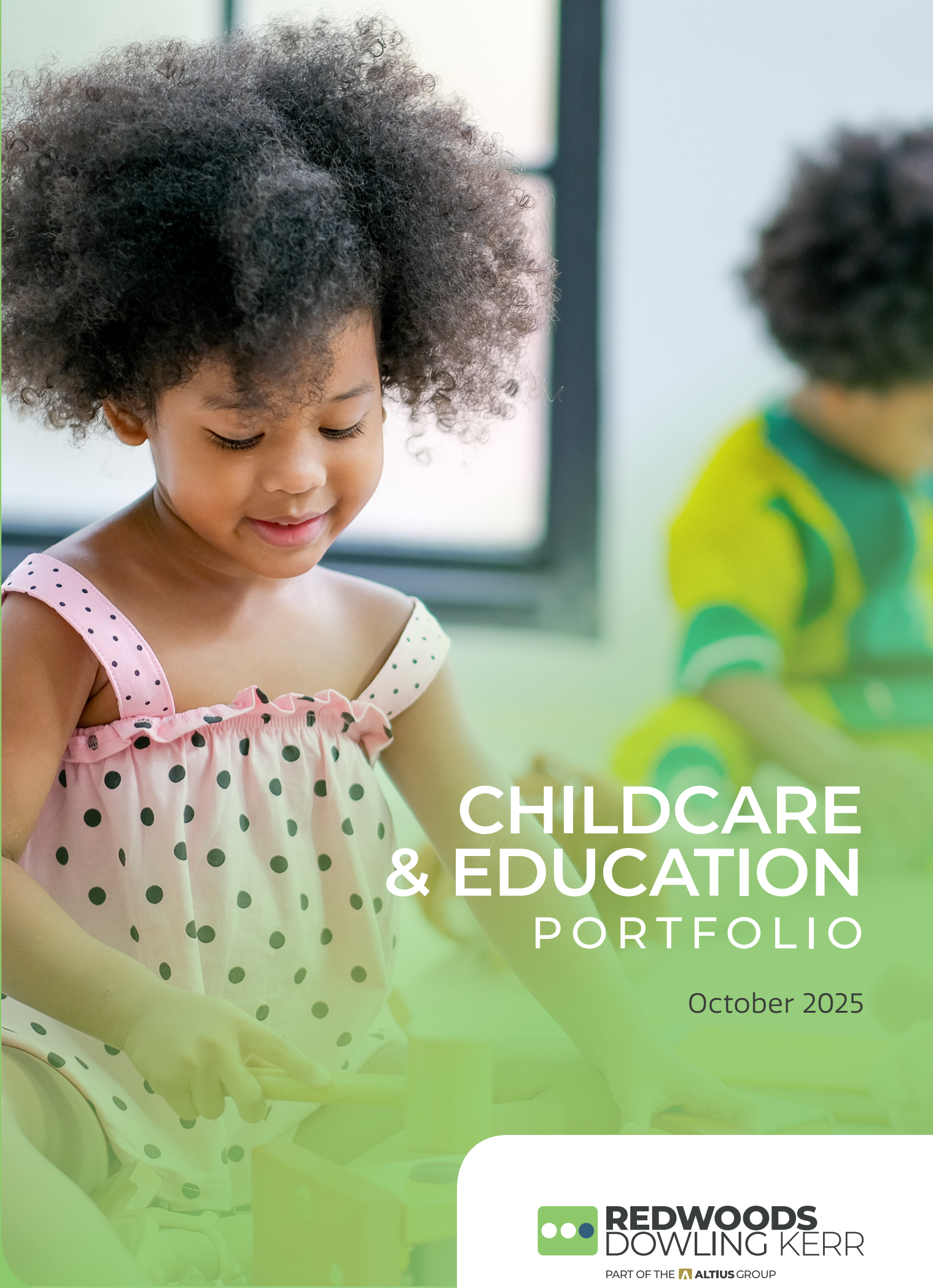


A young child with dark, curly hair is focused on playing with wooden blocks. The child is wearing a pink dress with black polka dots. In the background, another child in a yellow and green shirt is partially visible, also playing. The scene is brightly lit, suggesting an indoor play area.

# CHILDCARE & EDUCATION PORTFOLIO

October 2025



**REDWOODS  
DOWLING KERR**

PART OF THE  **ALTIVUS GROUP**

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## Chapter 01

East of England

## 01. Children's Day Nurseries with Alternative Provision

Norfolk

Turnover: £538,746

Multi-award winning business | 3 settings with 4th awaiting planning permission | 2025 forecasted income £590,000 with an EBITDA £130,000 | Established by the current owners 10 years ago | Manager run with a team of qualified staff

Asking Price

£375,000

Ref. 47676

Leasehold

## 02. Children's Day Nursery

Lincolnshire

Turnover: £285,347

Children's Day Nursery (Registered 33) with "Good" OFSTED rating | Highly desirable and accessible setting, excellent reputation | Fee Income £285,347 year-end 31 May 2025 | Superbly presented, substantial property

Asking Price

£500,000

Ref. 49409

Freehold

## 03. Children's Day Nursery

East of England

Turnover: £685,393

Children's Day Nursery and registered for 40 with 'Good' Ofsted rating | Fee income £685,393 per annum (Y/E 31/03/25) generating an EBITDA £160,531 | Operated under management with a great reputation, high occupancy levels | Presented to a high standard throughout, valuable freehold property

Asking Price

Bids Invited

Ref. 51612

Freehold

## 04. Montessori Day Nursery

East of England

Turnover: £275,350

Manager run with good profit margins & lots of potential | Highly sought after village location | Annual turnover in 2024 of £275,350 and Average EBITDA for past 4 years £67,732 | Ofsted rating 'Good', 38 places for 2-5-year-olds | Popular Holiday Club

Asking Price

£250,000

Ref. 51628

Leasehold



## 05. Children's Day Nursery

Suffolk

Turnover: £537,062

Established for 8 years, capacity for 62 children I Very spacious premises and superbly presented throughout with an impressive outdoor play area and large gardens I Fee income for 2024 of £537,062 with an EBITDA of £149,419

Asking Price

Bids Invited

Ref. 50988

Freehold

## 06. Children's Day Nursery

Lincolnshire

Turnover: £116,536

Registered for 20 children I Ofsted rated 'Good' I Fee income £116,536 per annum (31/08/21) generating healthy profits I Well presented throughout with spacious outdoor play areas

Asking Price

£255,000

Ref. 49075

Freehold



## **Chapter 02**

London & South East



## 01. Children's Activity Centre

London

Turnover: £255,334

Well established Activity Centre, capacity for 172 children I Turnover £255,334 29.02.2024 with an EBITDA of £79,978 I Immaculate condition throughout, free car park facilities

Asking Price

£170,000

Ref. 44478

Leasehold

## 02. Group of 3 Day Nurseries

North London

Turnover: £2,059,525

3 Nurseries in desirable locations in North London I Combined capacity of 160 places I Turnover 31.08.2024 of £2m for Y/E August 2024 with an adjusted EBITDA of £740k I All nurseries based within walking distance of major London commuting hubs

Asking Price

£5,000,000

Ref. 49752

Leasehold

## 03. Children's Day Nursery

Kent

Turnover: £710,416

Capacity for 65 children aged 3 months to 5 years I Turnover of £710,416 for Y/E April 2024 with adjusted EBITDA of £179,135 I Stunning period property with modern extension I Spacious 5 bed owners accommodation laid out over 3 floors

Asking Price

£2,000,000

Ref. 49855

Freehold

## 04. Children's Day Nursery

West London

Turnover: £390,000

Cash buyers only due to break in license I Capacity for 40 children, pack away setting, I Income 30.9.24 £390k with EBITDA £141k I Situated in a densely populated area

Asking Price

£230,000

Ref. 46603

Leasehold

## 05. Activity Centre Franchise

North West London

**Turnover:** £239,797

Affluent and sought after North West London location | Large database of regular clients including TV and Music celebrities | Turnover for 31.07.2025 - £239,797 | Genuine growth potential for any new owner | Ideal for enthusiastic, hands on operator

Asking Price

**£300,000**

Ref. 50009

Leasehold

## 06. Montessori Nursery

London

**Turnover:** £56,210

Rated 'Good' by Ofsted, capacity 40 children | Fee income of £56,210 Y/E 2023 | Easy reach of all local major commuter routes and public transport facilities | Currently operates Monday-Friday 8am-1pm term time only

Asking Price

**£130,000**

Ref. 50054

Leasehold

## 07. Montessori Nursery

Cambridgeshire

**Turnover:** £131,687

Well-established privately owned Montessori children's day nursery. | Located in the highly desirable area of Cambridgeshire in a convenient and accessible setting location. | Huge scope to expand the offering | Excellent reputation | January 2025 Ofsted inspection rated 'Good'

Asking Price

**£80,000**

Ref. 51651

Leasehold

## 08. Independent College

Middlesex

**Turnover:** £215,187

Approved Centre for Pearson Edexcel, OCR and AQA | Turnover for Y/E July 2023 of £215,187 | Highly reputable and established since 2014 | Achieved 85-100% University Progression in the last 6 years | Registered with the DfE as an Independent School

Asking Price

**£499,000**

Ref. 50180

Leasehold



## 09. Children's Day Nursery

Surrey

Turnover: £168,748

Fee income for Y/E 2024 of £168,748 with a net profit of £84,349 | Projected income for 2025 is £205k with a net profit of £110k | Rated 'Good' by Ofsted | Places for 30 children aged 2 to 5 years | Term time only | All inclusive lease agreement

Asking Price

£195,000

Ref. 50200

Leasehold

## 10. Term Time Nursery

Surrey

Turnover: £211,204

Delightful Children's Day Nursery with 'Good' Ofsted rating | Capacity for 35 children | Fee Income £211,204 per annum (31/12/24) generating an EBITDA of £52,486 for the same period | Well looked after building, extensive outdoor grounds, car park

Asking Price

£150,000

Ref. 50336

Leasehold

## 11. Children's Day Nursery

Kent

Turnover: £263,000

Well-established freehold Nursery trading since 2009 | 'Good' Ofsted Rating | Turnover Y/E 31 March 2024 - £263,044 with a net profit IRO £40k | Capacity for 48 children between the ages of between birth and 5 years and 5 years to 8 years for children with special needs

Asking Price

£200,000

Ref. 50832

Leasehold

## 12. Out of School Club

Hertfordshire

Turnover: £128,266

Children's Out of School Club occupying convenient and accessible position | Excellent reputation, high occupancy levels, well presented | Area in demand for services, great growth opportunity | Turnover Year End 31st March 2024 - £128,266 with an adjusted EBITDA of £34,965

Asking Price

£100,000

Ref. 50842

Leasehold

### 13. Group of 2 After School Clubs

London

Turnover: £168,528

2 After School Clubs, 2 with Holiday Play Schemes | Long established, the first out of school club established in February 2001 | Fee income for year-end 2024 of £168,528 with an EBITDA of £43,264 | Capacity for 200 children across all three sites

Asking Price

£95,000

Ref. 50376

Leasehold

### 14. Children's Day Nursery

London

Turnover: £634,183

Purpose- built setting offered on a leasehold basis with a current capacity for in excess of 100 children | T/O Y/E September 2024 £634,183 EBITDA £153,729 | New 20+ year lease to be granted, management run | Zone 2 location, rated 'Good' by Ofsted, outdoor play area

Asking Price

£925,000

Ref. 50437

Leasehold

### 15. Group of 2 Day Nurseries

Sussex

Turnover: £1,000,000

Ideal rural and village centre locations | Turnover for 2024 £1m with EBITDA of £220k | Growth potential in both settings | Combined capacity for 112 children aged birth - 5 years | Both nurseries are superbly presented, with stunning outdoor space

Asking Price

£1,750,000

Ref. 50515

Leasehold

### 16. Children's Nursery

London

Turnover: £471,155

Established 1998 and under current ownership since 2016 | Registered for 40 children, management run | Turnover Y/E 31st October 2024 £471,155 | Very spacious premises and superbly presented throughout, impressive outdoor play area | Parking available

Asking Price

£550,000

Ref. 50518

Leasehold



## 17. Pre School

South East

Turnover: £95,977

Leasehold Pre-school in prime location I The setting has capacity for 23 children I Rated 'Good' by OFSTED, presented in good condition, ample play and learning equipment I Fee Income £95,977 per annum & EBITDA £54,590 (Y/E 2024)

Asking Price

£99,999

Ref. 50693

Leasehold

## 18. Pre School

Hertfordshire

Turnover: £76,671

Leasehold Children's Preschool established 30+ years I Capacity for up to 35 children from 2 to 4 years of age I Ofsted rated 'Good' with great potential for growth I Income c. £77k per annum

Asking Price

Offer in Excess of £50,000

Ref. 50793

Leasehold

## 19. Children's Day Nursery

Hampshire

Turnover: £252,459

Children's Nursery School with capacity for 24 children I Sought after location I Access to the excellent facilities and grounds of nearby primary school I Fees income in 2024 - £252,459 - EBITDA £100,534 I Deputy in place who could step up to replace the vendors

Asking Price

£150,000

Ref. 50991

Leasehold

## 20. Children's Day Nursery

East London

Turnover: £344,524

Children's Day Nursery Capacity for 50 children I Rated 'Good' by Ofsted in May 2023 I Substantial freehold property, extensive grounds, car park I Fee Income £344,524 per annum (31/03/24)

Asking Price

£1,650,000

Ref. 51014

Freehold

## 21. Children's Day Nursery

Hertfordshire

**Turnover:** £188,672

Pre-School registered for c. 30 children | Turnover of £188,672 for Y/E July 2024 and an EBITDA of £37,569 | Manager run, leasehold opportunity

Asking Price

**£150,000**

Ref. 50898

Leasehold

## 22. Children's Day Nursery

Greater London

**Turnover:** £430,894

Highly sought after area. Superb outdoor play areas | Capacity for 25 children with a 100% occupancy | Rated overall 'Good' by Ofsted at the latest inspection | Fees income for 2024 of £430,894 with an EBITDA of £102,393

Asking Price

**£315,000**

Ref. 50969

Leasehold

## 23. Children's Day Nursery

North London

**Turnover:** £252,652

Freehold Children's Day Nursery established for 14 years | Places for 30 Children aged birth to 5 years and after school club for up to 12 year olds | Ofsted rating 'Good' | Fees income for 2023 of £252,652 with an EBITDA of £130,898

Asking Price

**£900,000**

Ref. 51088

Freehold

## 24. Children's Day Nursery

London

**Turnover:** £369,836

Established for 30 years, capacity for 40 children | Very spacious premises and superbly presented throughout | Ofsted rating 'Outstanding' | Fee income £369,836 with an adjusted net profit £56,867 (31/08/2024)

Asking Price

**£380,000**

Ref. 51125

Leasehold

## 25. Children's Day Nursery & Cottage

Essex

Turnover: £531,109

Well established, family-owned Children's Day Nursery, capacity for 36 children  
I 15 staff members with strong qualifications I Excellent reputation, unique  
site with mature natural environment I Turnover of £531,109 and an EBITDA of  
£153,413. High occupancy rates

Asking Price

**£1,790,000**

Ref. 51186

Freehold

## 26. Children's Day Nursery

London

Turnover: £85,174

Delightful children's day nursery, capacity for 25 children per session I Huge  
growth potential with ability to extend hours I Central location in a busy, family  
orientated South London area I Beautiful garden

Asking Price

**£130,000**

Ref. 51290

Leasehold

## 27. Children's Day Nursery

Greater London

Turnover: £631,154

Children's Day Nursery caring for up to 45 children aged from 3 months to  
5 years I 'Good' rating by Ofsted, longstanding qualified staff I Leasehold  
premises with 12 years remaining I Turnover for Y/E 2024 was £631k with an  
EBITDA in excess of £250k

Asking Price

**£1,250,000**

Ref. 51295

Leasehold

## 28. Children's Day Nursery

London

Turnover: £332,470

Manager run Children's Day Nursery I Capacity for 30 places (0-5 years) open  
all year, full day and sessional care I Ofsted rated 'Good' I Turnover for 2023 of  
£332,470 with an EBITDA of £103k

Asking Price

**£600,000**

Ref. 51354

Leasehold



## 29. Pre School / Out of School Club

London

**Turnover:** £234,813

Capacity for 50 infants and juniors | Excellent location, established for 35 years | Very well-presented and extensively equipped breakfast Club, Pre-school, After School Club, and Holiday Club | Fee income for 2024 of £234,813 with an adjusted net profit of £84,071

Asking Price

**£100,000**

Ref. 51270

Leasehold

## 30. Children's Day Nursery

Hertfordshire

**Turnover:** £384,686

Day Nursery capacity for 33 children aged 3 months to 5 years | Management team in place with owner input | Situated in popular and sought-after area | Income to Y/E 31.08.24 £384,686 & EBITDA £53,602

Asking Price

**£350,000**

Ref. 51365

Leasehold

## 31. Bilingual Nursery School

London

**Turnover:** £393,030

Private Independent School: registered with DFE (2 TO 6 years old) and Ofsted early Years registration (1-2 years) | Fee Income £394,030 per annum (Y/E 2024), with an EBITDA of £60,964. | Capacity for 60 children with a 'Good' Ofsted rating | Leasehold business opportunity with strong potential for growth

Asking Price

**£399,950**

Ref. 51389

Leasehold

## 32. Independent Vocational School (2 Centres)

South East

**Turnover:** £1,262,000

Rated 'Good' by Ofsted | Turnover based on management accounts for Y/E 2024 of £1.26m with an adjusted EBITDA of £627k | Operating for over 10 years | Combined capacity for 48 places across 2 settings. | Further opportunity to expand by acquiring a third centre | Strong 2nd tier management structure

Asking Price

**£4,500,000**

Ref. 51394

Freehold

### 33. Children's Day Nursery

London

Turnover: £373,671

Children's Day Nursery capacity for 54 children I Sought after location I Established 21 years, once a week pack away. Manager run with part time input from the owner I Turnover for 2024 £373,671 and EBITDA £57,287- Potential to turnover £1m if 100% occupied

Asking Price

£225,000

Ref. 51357

Leasehold

### 34. Childcare Business

Essex

Turnover: £363,121

Operates from spacious, well-equipped premises I Catering to children aged 2 to 11 years I Comprehensive Services offering day sessions, a lunch club, breakfast and after-school clubs, and holiday clubs I Fee income for Y/E 31 July 2024 of £363,121 with an EBITDA of £43,791

Asking Price

Bids Invited

Ref. 51420

Leasehold

### 35. Children's Day Nursery

London

Turnover: £172,874

Children's day nursery, capacity for 40 children per session I Turnover for 2025 £172,874. Huge growth potential with ability to expand into a larger hall I Central location in a busy, family orientated London suburb I Beautiful gardens, setting them apart from competition

Asking Price

£125,000

Ref. 51423

Leasehold

### 36. Children's Day Nursery

South East

Turnover: £224,278

Well established independently owned Children's Day Nursery registered for 40 children I Fee Income £224,278 (Y/E 31.12.2024) with an EBITDA of £71,846 I Located in the highly desirable area in a convenient and accessible setting location I Excellent reputation

Asking Price

£140,000

Ref. 51600

Leasehold

### 37. Closed Children's Day Nursery

Kent

Turnover: N/A

Turnkey opportunity – ready to reopen immediately | Registered for 45–50 children | Projected turnover prior to closure approx. £385,000 per annum | Leasehold – 10-year lease with 9 years remaining

Asking Price

Bids Invited

Ref. 51608

Leasehold

### 38. Children's Activity Club

Middlesex

Turnover: £411,055

Well-Established & Profitable Business | Operating Across Primary School Settings | Fees income for 2024 of £411,055 with an EBITDA of £204,473 | Expansion Site Secured for 2025

Asking Price

Bids Invited

Ref. 51640

Leasehold

### 39. Children's Nursery & Forest School

South East

Turnover: £628,703

Highly reputable and established since 2020 | Fees income for 2024 of £628,703, with an EBITDA of £143,456 | Ofsted rating 'Good' | Purpose-Built Leasehold Premises

Asking Price

£800,000

Ref. 51650

Leasehold

### 40. Nursery School

Greater London

Turnover: £338,599

Highly sought-after London residential location | Turnover Y/E 30.04.2025 £338,559 with an adjusted EBITDA of £86,777 | Owner run with experienced team | Good condition throughout | Established c.1999

Asking Price

£125,000

Ref. 49472

Leasehold



## 41. Pre School

Kent

Turnover: £80,194

Registered for 24 children aged 2-5 | T/O YE 31.01.2024 £80,194 | Strong reputation | Potential to add breakfast and after-school club | Well-presented premises

Asking Price

£40,000

Ref. 50103

Leasehold

## 42. Children's Day Nursery

Kent

Turnover: £215,539

Capacity 32 children | Fee income £215,539 per annum | EBITDA £41,627 | Open term time only, option to operate all year | Accessible setting with expansion potential

Asking Price

£80,000

Ref. 51141

Leasehold

## 43. Children's Day Nursery

Essex

Turnover: £180,734

Capacity 55 children | Purpose-built facility | Prime location | Ofsted rated 'Outstanding' | Fee income YE 31/01/2025 £180,734 | EBITDA £56,804

Asking Price

£250,000

Ref. 51201

Leasehold

## 44. Montessori Day Nursery

London

Turnover: £657,219

Capacity 60+ children | Montessori, Ofsted rated 'Good' | T/O YE 31.07.2024 £657,129 | EBITDA £270,740 | Well-presented with secure outdoor play areas | New 15-year lease available

Asking Price

Bids Invited

Ref. 51218

Leasehold

## 45. Closed Children's Home

Essex

Turnover: N/A

Semi-detached two-storey children's home I Traded 14+ years I Not currently trading I Still registered I Sought-after location

Asking Price

Bids Invited

Ref. 51806

Freehold

## 46. Indoor Soft Play Centre

Middlesex

Turnover: £300,000

Capacity 116 children I Ages 0–10 I Prime town centre location I Strong footfall I T/O IRO £300,000 I Adjusted net profit £62,500 I Substantial growth potential I Franchise-ready I Est. 2014

Asking Price

£280,000

Ref. 51763

Leasehold

## 47. Activity Camps, Wrap Around School Care

Surrey

Turnover: £674,743

Children's school holiday activity camps 300–450+ bookings/day I After-school clubs fully booked I Popular mobile birthday parties I Proven business model I T/O YE 31.10.2024 £674,743 I EBITDA £232,996 I Strong brand with growth potential

Asking Price

Bids Invited

Ref. 50996

Leasehold

## 48. Children's Day Nursery

Middlesex

Turnover: £154,675

Registered for 48 children I Fee income 6 months to 31/07/24 £154,675 I Adjusted EBITDA £53,926 I Highly sought-after location with good transport links

Asking Price

£70,000

Ref. 51058

Leasehold

## 49. Montessori Day Nursery

London

Turnover: £140,370

Capacity 30 children aged 10 months–5 years | Leasehold | Annual income £140,730 | Net profit £55,000 (fully managed) | Well-reputed locally | Occasional pack away

Asking Price

£95,000

Ref. 51222

Leasehold

## 50. Children's Day Nursery

North West London

Turnover: £595,770

Capacity for 36 children aged 2-5 years | Est. 40 years | Current ownership for 7 years | Fee income for 2024 of £595,770 with an EBITDA of £243,309 | Affluent area of NW London | 100% occupancy

Asking Price

£600,000

Ref. 51436

Leasehold

## 51. Group of 2 Children's Homes

Essex

Turnover: £1,900,000

Registered for 6 across 2 homes | Forecast T/O YE Nov 2025 £1.9m | Adjusted EBITDA £920k | 100% LA clients | Freehold with leasehold option | Emotional behavioural difficulties | Experienced second-tier management | Both homes rated 'Requires Improvement'

Asking Price

Bids Invited

Ref. 51669

Freehold

## 52. Day Nursery & Soft Play Centre

Essex

Turnover: £223,812

Ofsted rated 'Good' (Nov 2024) | Prime town centre location | Dedicated fully qualified staff | Strong partnership with local council

Asking Price

£365,000

Ref. 51720

Leasehold

### 53. Pre School

Harrow

Turnover: £52,261

Registered for 28 children I Fee income approx. £52,000 per annum (y/e April 2024) I North West London I Pack-away facility I Outdoor area I Residential street location

Asking Price

£100,000

Ref. 51756

Leasehold

### 54. Children's Day Nursery

Hertfordshire

Turnover: £164,880

Term-time only nursery I Healthy T/O and profitability I Well-trained, experienced staff I Sought-after location I Well-established

Asking Price

£120,000

Ref. 51802

Leasehold

### 55. Children's Day Nursery

Hertfordshire

Turnover: £424,155

Registered for 58 children aged 3 months–5 years I Fee income for 2-, 3-, 4-year-olds I Funded early education plus private fee-paying places I Strong community reputation I Consistent occupancy I Operating since 2004

Asking Price

£400,000

Ref. 51775

Leasehold





## Chapter 03

Midlands

## 01. Children's Day Nursery

East Midlands

Turnover: £502,035

Well-established Children's Day Nursery | Sought after East Midlands location with easy access | Substantial detached freehold property

Asking Price

**£1,100,000**

Ref. 51565

Freehold

## 02. Children's Day Nursery

Worcestershire

Turnover: £89,097

Registered for 35 children | Fee income £89,097 per annum (Y/E 31.03.24) EBITDA £44,044 | Good Ofsted and valuable freehold property | Well-presented throughout, viewing recommended

Asking Price

**£425,000**

Ref. 47065

Freehold

## 03. Children's Activity Centre

Worcestershire

Turnover: £338,621

Well established Children's Indoor Activity Centre and Party Rooms | Turnover of £338,621 Y/E 31.12.24 with adjusted EBITDA of £70,000 | Prominent and accessible trading position | Superbly presented throughout, 200 covers, car parking

Asking Price

**£374,950**

Ref. 47218

Leasehold

## 04. Pre School

West Midlands

Turnover: £241,853

Registered for 40 children, aged 2-5 years old | Owner run and managed | Close to transport links | Turnover for year end March 2024 £241,853

Asking Price

**£50,000**

Ref. 48879

Leasehold

## 05. Children's Day Nursery

Worcestershire

Turnover: £256,222

Detached Children's Day Nursery (Registered for 36) | Wonderful setting, operated with management team | Fee Income £256,222 | Excellent reputation, substantial property

Asking Price

Offer in the Region of  
£249,950

Ref. 48375

Leasehold

## 06. Children's Day Nursery

West Midlands

Turnover: £88,255

Detached Children's Day Nursery (Registered 48) | Prominent and accessible high street location, operated with management team | Turnover 31.10.22-£88,255 | Future growth potential | Substantial property

Asking Price

£100,000

Ref. 48473

Leasehold

## 07. Children's Day Nursery

Leicestershire

Turnover: £115,592

Term-time only Day Nursery registered for 50 children | Fee income £115,592 for Y/E July 2024 | Convenient and accessible position | Well presented throughout

Asking Price

£55,000

Ref. 49381

Leasehold

## 08. Children's Day Nursery

Herefordshire

Turnover: £288,160

Capacity for 40 children with "Good" OFSTED rating | Fee income £288,160 per annum (Y/E 31/12/22), strong profits, excellent reputation | Substantial semi detached property

Asking Price

Freehold: £625,000  
Leasehold: £240,000

Ref. 50233

Freehold / Leasehold

## 09. Children's Day Nursery

Derbyshire

Turnover: £372,012

Detached Children's Day Nursery (Registered 50) I Prominent and accessible main road position, excellent reputation I Substantial purpose built property, superbly presented I Turnover £372,012 for Y/E November 2023

Asking Price

£199,000

Ref. 48961

Leasehold

## 10. Children's Day Nursery

Staffordshire

Turnover: £258,600

Children's Day Nursery, with a combined registration of 98 children I T/O £258,600 for Y/E 2024, EBITDA £59,595 including new rent of £25k I Convenient and accessible position, 'Good' Ofsted rating, excellent reputation I Well-presented throughout

Asking Price

£210,000

Ref. 49359

Leasehold

## 11. Children's Day Nursery

Leicestershire

Turnover: £161,507

Charming Children's Day Nursery, capacity for 35 children I Turnover of £161,507 for Y/E 31.03.2024 I 'Good' Ofsted rating & run under management I Leasehold opportunity

Asking Price

£89,950

Ref. 50332

Leasehold

## 12. Children's Day Nursery

Birmingham

Turnover: £222,824

Leasehold term time only Children's Day Nursery, capacity for 30 children I The business is managed by manager with full and part time staff the owner helps to oversee the business I Ideal for 1st time buyer I Fee income circa £222,824 per annum (Y/E 05.04.25), low overheads

Asking Price

£150,000

Ref. 50878

Leasehold

### 13. Children's Day Nursery

Warwickshire

Turnover: £464,227

Capacity for 54 children with "Outstanding" Ofsted rating | Convenient and accessible setting, located next to a school | Fee Income £464,227 per annum (Y/E 31.03.23) | Excellent reputation, well presented throughout

Asking Price

£249,950

Ref. 50246

Leasehold

### 14. Children's Day Nursery

Northamptonshire

Turnover: £247,182

Delightful Children's Day Nursery (Capacity 27) with "Good" Ofsted rating | Highly desirable and accessible setting, excellent reputation | Fee Income £247,182 for Y/E June 2024, EBITDA: FH- £69K LH- £54K | Superbly presented, new lease available

Asking Price

£195,000

Ref. 50271

Leasehold

### 15. Children's Day Nursery

Staffordshire

Turnover: £346,208

Children's Day Nursery with "Good" Ofsted rating | Substantial detached freehold property | Registered for 45, with the potential to increase to 70 (subject to planning), presented to a high standard | Fee income £346,208 per annum (Y/E 31.01.24), with EBITDA of £140k | Excellent reputation

Asking Price

£1,250,000

Ref. 50836

Freehold

### 16. Out of School Holiday Club

Warwickshire

Turnover: £91,886

Established since 2014 | Breakfast and After School Club plus a Holiday Club, school site | Well populated residential area | Turnover for Y/E 31/3/25 of £91,886 with an EBITDA of £30,329

Asking Price

£75,000

Ref. 51199

Leasehold



## 17. Children's Day Nursery

West Midlands

**Turnover:** £344,535

Freehold, substantial property | Capacity for 67 children, with potential to increase by utilising existing space | Fee income £344,535 per annum (Y/E 30-6-24) | Operated under management, located on a main route through a densely populated residential area

Asking Price

**£1,400,000**

Ref. 50751

Freehold

## 18. Children's Day Nursery

Derbyshire

**Turnover:** £667,328

Freehold Children's Day Nursery with a capacity for 140 | Convenient and accessible setting, "Good" Ofsted rating, brilliant reputation | Experienced management team, substantial property | Fee Income £667,328 per annum (Y/E 31.12.24) generating an impressive EBITDA of £332k

Asking Price

**£1,750,000**

Ref. 50829

Freehold

## 19. Children's Day Nursery

West Midlands

**Turnover:** £258,707

Impressive freehold site | Ofsted rating 'Good' | Promising investment opportunity, offering a solid foundation for growth and development | Highly trained loyal staff and experienced manager in place | Fee Income Y/E 31/12/2024 £258,707

Asking Price

**£525,000**

Ref. 50992

Freehold

## 20. Children's Day Nursery

East Midlands

**Turnover:** £279,691

Freehold Children's Day Nursery with capacity of 35 with the potential to increase | T/O Y/E September 2023 £279,691 EBITDA £70,606 | Management run, Ofsted Rated 'Good' | Sought after and accessible residential area, great reputation

Asking Price

**£875,000**

Ref. 51178

Freehold

## 21. Children's Day Nursery

East Midlands

Turnover: £401,400

Highly respected Children's Day Nursery with capacity for 73 I Sought after and accessible residential setting I Fee Income £401,400 per annum (31/12/24) high occupancy levels I Substantial freehold property, superbly presented, extensive grounds I Good income from clubs

Asking Price

**£810,000**

Ref. 51228

Freehold

## 22. Children's Day Nursey

Warwickshire

Turnover: £463,891

On-site of school grounds I Turnover for 2024 of £463,891 EBITDA £21,975 I Capacity for 81 children I Ofsted rating 'Good' I Virtual freehold

Asking Price

**£250,000**

Ref. 51470

Leasehold

## 23. Day Nursery & Before & After School/Holiday Clubs

East Midlands

Turnover: £228,364

Well-established Children's Nursery with before, after and holiday clubs I Trading over 10 years, prime location, sought after residential area I Scope to increase T/O and profit with an increase in staff to allow additional children to attend

Asking Price

**£165,000**

Ref. 51463

Leasehold

## 24. Care & Education Group

East Midlands

Turnover: £932,119

Independent school and 2 children's homes pending opening I Fee income (School) 28.02.2025 £932k with EBITDA £277k I 2 freehold properties and 1 leasehold I Expansion potential

Asking Price

**£1,750,000**

Ref. 49983

Freehold

## 25. Childcare Business

Nottinghamshire

Turnover: £463,410

Capacity 54 children | Purpose-designed facilities | Age-specific indoor learning rooms | Secure outdoor play areas | 20 staff, 16 qualified practitioners | EYFS-based curriculum | Strong parental engagement | Fully Ofsted registered | Established since 2003 | Stable occupancy with growth opportunities

Asking Price

**£335,000**

Ref. 51782

Leasehold

## 26. Group of 2 Nurseries

Midlands

Turnover: £952,000

Combined capacity 98 children 1 month-5 years old | Forecast T/O £952k | Adjusted EBITDA £447k | One setting Ofsted 'Good', second awaiting inspection | Two leasehold properties | Play café on site | Second-tier management capable of independent operation

Asking Price

**£575,000**

Ref. 51723

Leasehold

## 27. Children's Day Nursery

Derbyshire

Turnover: £411,632

Registered for 30 children | Ofsted 'Outstanding' | 2025 EBITDA £144,972 | Grade II listed property | Fully equipped and refurbished | Highly qualified management and staff | Excellent staff ratios

Asking Price

**Bids Invited**

Ref. 51779

Freehold



## Chapter 04

Northern Ireland

## 01. Day Nursery & After School Club

Northern Ireland

Turnover: £833,157

Day Nursery and After School Club | Turnover of £833k for Y/E June 2024 | Combined capacity for 79 children | Includes one freehold and one leasehold property

Asking Price

Bids Invited with a Guide  
Price of £1,200,000

Ref. 49806

Freehold

## 02. Group of 3 Childcare Centres

Northern Ireland

Turnover: £1,830,606

Combined capacity for a total of 247 children | Fully management run with minimal owner input | Turnover Y/E 30.04.2024 £1,830,606 with an adjusted EBITDA of 267,263 | Well equipment extensive our door play areas

Asking Price

£850,000

Ref. 50013

Leasehold

## 03. Children's Day Nursery

Northern Ireland

Turnover: £720,709

Impressive freehold Children's Day Nursery | Capacity for 83 children | Well established with a convenient and sought after location, high occupancy levels and great reputation | Substantial property with experienced management team | Fee income £720,709 (Y/E 31/03/2024)

Asking Price

£1,100,000

Ref. 50759

Freehold





## Chapter 05

North West



## 01. Children's Day Nursery & After School/Holiday Club

North West

**Turnover:** £254,930

Children's Day Nursery with popular out of school provision | Convenient and accessible residential setting, "Good" OFSTED rating | Fee Income £254,930 per annum (Y/E 31.01.24) EBITDA £53,565

Asking Price

**£280,000**

Ref. 47617

Leasehold

## 02. Pre School/Out of School Club

North West

**Turnover:** £224,495

Well established Pre-School/ Out of School Club (Registered 36 children) with the permission to open all year | Convenient and accessible setting | Fee Income £224,495 per annum (Y/E 31.03.24) genuine growth potential | Excellent reputation, 'Good' OFSTED rating

Asking Price

**£115,000**

Ref. 47711

Leasehold

## 03. Children's Day Nursery

Lancashire

**Turnover:** £496,175

Detached Children's Day Nursery with "Good" OFSTED rating (Capacity for 60) with open plan and no age restrictions | Prominent and accessible setting, operated with experienced management team | Fee Income £469k per annum (31/10/24) generating an EBITDA of £123k | Substantial freehold

Asking Price

**£640,000**

Ref. 48941

Freehold

## 04. Children's Day Nursery

Lancashire

**Turnover:** £130,198

Term Time only Pre-School (Registered 32 children) | Convenient and accessible setting, well presented | Fee Income £130,198 with an EBITDA £41K (Y/E 30.04.24) genuine growth potential | Rated as "Good" by OFSTED, healthy occupancy levels | Ideal for 1st time buyer

Asking Price

**£55,000**

Ref. 48021

Leasehold

## 05. Children's Day Nursery

Lancashire

Turnover: £501,211

Current capacity for 74 children which can be increased | Rated as 'Good' by Ofsted | Management run, staff are appropriately qualified up to QT status | Turnover of £501k for Y/E May 2024 with adjusted EBITDA of £96k | Leasehold option £340k with an annual rent of £24,500

Asking Price

**£730,000**

Ref. 49398

Freehold

## 06. Children's Day Nursery

Lancashire

Turnover: £337,641

Good' Ofsted rating & registered for 70+ places | Fee Income £337,641 per annum (31/03/24) with an EBITDA of £87,852 | Substantial property, superbly presented, genuine scope for growth - New 10/15 FRI lease to be granted for the leasehold option

Asking Price

Freehold: £650,000  
Leasehold: £240,000

Ref. 49613

Freehold / Leasehold

## 07. Children's Day Nursery

North West

Turnover: £374,869

Charming Children's Day Nursery with "Good" OFSTED rating (Registered for 62) | Accessible setting, operated with management team | Fee income £374,869 per annum (Y/E 31.06.22) terrific growth potential | Substantial renovated period property, superbly presented throughout

Asking Price

**£650,000**

Ref. 49615

Freehold

## 08. Children's Day Nursery

Cumbria

Turnover: £80,844

Children's Day Nursery with popular Out of School Provision | Convenient and accessible setting, excellent reputation | Fee Income £80,884 per annum, (Y/E 31.03.24) EBITDA £36,102 | Historically high occupancy levels, neatly presented

Asking Price

**£45,000**

Ref. 49801

Leasehold

## 09. Children's Day Nursery

Lancashire

Turnover: £107,444

Current capacity for 20 children I Sought after village setting, operated with management team I Fee Income £103,643 per annum (Y/E 31.03.23), EBITDA £37,355 I Excellent reputation, historically high occupancy, ideal for 1st time buyer

Asking Price

£80,000

Ref. 50206

Leasehold

## 10. Children's Day Nursery

Lancashire

Turnover: £663,260

Capacity for 100 children, Rated 'Outstanding' by Ofsted 2024 I Desirable and convenient setting, immaculately refurbished throughout I Turnover Y/E April 2024 £663,260 EBITDA £113,928 I Substantial property, rare opportunity with an excellent reputation

Asking Price

£399,000

Ref. 50307

Leasehold

## 11. Group of 2 Day Nurseries

Lancashire

Turnover: £978,000

2 leasehold settings with long leases I Combined capacity for 212 children I Both settings rated 'Good' by Ofsted I Turnover £978k for Y/E 2023 with adjusted EBITDA £206k

Asking Price

Bids Invited

Ref. 50425

Leasehold

## 12. Children's Day Nursery

Greater Manchester

Turnover: £451,167

Children's Day Nursery (Capacity for 54 children) I Highly desirable and accessible setting, "Good" OFSTED rating, brilliant reputation I Fee income £451,167 (Y/E 31.08.23) generating an EBITDA of circa £118,000+ I Operated with management team

Asking Price

£300,000

Ref. 50430

Leasehold

### 13. Children's Day Nursery

North West

Turnover: £371,757

Freehold Children's Day Nursery with "Good" OFSTED rating | Capacity for 69, convenient and accessible residential area, excellent reputation | Fee income £371,757 per annum (Y/E 31/03/25) | Historically high occupancy levels, well presented

Asking Price

**£550,000**

Ref. 50477

Freehold

### 14. Children's Day Nursery

Lancashire

Turnover: £500,000

Freehold Children's Day Nursery | Capacity for 55 Children | Recently opened after a substantial investment to provide a high quality setting | Potential for growth with significant positive impact on future finances | Robust management team | Immaculately appointed throughout, extensively resourced

Asking Price

**BIDS INVITED**

Ref. 50609

Freehold

### 15. Children's Day Nursery

Lancashire

Turnover: £473,603

Day Nursery with a capacity for 95 children | Turnover Y/E May 2024 £473,603 EBITDA £100k | Management run | The setting has been renovated internally | Freehold property option available £475k | Leasehold option £200k with a rent of £30k

Asking Price

Freehold: £475,000  
Leasehold: £200,000

Ref. 50637

Freehold / Leasehold

### 16. Children's Day Nursery

North West

Turnover: £386,564

Detached Freehold Children's Day Nursery | Capacity for 48 children | Densely populated residential area, 'Outstanding' Ofsted rating, excellent reputation | Modern property, presented to a high standard | Fee Income £386,564 per annum (Y/E 31.08.24)

Asking Price

**£425,000**

Ref. 50746

Freehold



## 17. Children's Day Nursery

Lancashire

Turnover: £463,192

Delightful leasehold Children's Day Nursery with capacity of 49 children | Convenient and sought after setting, 'Good' Ofsted rating | Experienced management team, high occupancy levels | Fee Income £463,192 per annum (Y/E 31.08.2024) generating an EBITDA of £34,914

Asking Price

**£300,000**

Ref. 50783

Leasehold

## 18. Children's Day Nursery

Lancashire

Turnover: £443,541

Children's Day Nursery for capacity 85 children | Rated 'Good' by Ofsted, operated with management team | Fee income £443,541 for Y/E April 2024, EBITDA £103,336 fantastic growth potential | Substantial freehold property occupying a convenient and accessible location

Asking Price

**£675,000**

Ref. 50926

Freehold

## 19. Children's Day Nursery

Greater Manchester

Turnover: £559,125

Freehold building on a 999 year land lease, set within half an acre of land | Capacity for 90 children with ample opportunity to further expand | Rated 'Good' by Ofsted | Turnover of £560k for Y/E 2024

Asking Price

**Bids Invited**

Ref. 51136

Freehold

## 20. Children's Day Nursery

Cumbria

Turnover: £98,498

Charming Freehold Children's Day Nursery with 'Good' Ofsted Rating | Convenient and accessible location, substantial period property | Fantastic growth potential, truly enviable reputation | Well resourced, healthy occupancy levels | Fee Income £98,498 (Y/E 31.03.25)

Asking Price

**£475,000**

Ref. 51174

Freehold

## 21. Children's Day Nursery

Cumbria

**Turnover:** £909,000

Turnover for Y/E 2025 £909,000 with EBITDA of £348,000 | Operating for 15+ years | Current capacity for 77 places for children between 6 weeks and 4 years old | 2 renovated properties, connected by a link, available as a freehold | Rated 'Good' by Ofsted. | Strong 2nd tier management

Asking Price

**£1,450,000**

Ref. 51439

Freehold

## 22. Children's Day Nursery

Cumbria

**Turnover:** £572,133

Children's Day Nursery and Pre-school for children aged from 6 weeks to 5 years of age | 'Good' rating by Ofsted with staff trained under SENCO qualification | Turnover for Y/E 2024 was £572k with an adjusted EBITDA in excess of £316k | A capacity of 70+, with expansion potential

Asking Price

**£2,000,000**

Ref. 51078

Freehold

## 23. Children's Day Nursery

Cheshire

**Turnover:** £343,850

Current capacity for 40 with expansion potential | Rated 'Good' by Ofsted with impressive outdoor space | Valuable freehold property included | Forecast turnover of £343k for Y/E July 2024 with an adjusted EBITDA of £151k | Highly qualified management and staff team

Asking Price

**£2,500,000**

Ref. 51107

Freehold

## 24. Children's Day Nursery

Greater Manchester

**Turnover:** £306,423

A popular and ideally situated Day Nursery | Current capacity for 52 children | Ofsted rated 'Good' | Fee income for 2024 is £306k

Asking Price

**Offers in the Region of  
£300,000**

Ref. 51132

Leasehold

## 25. Group of 2 Day Nurseries

North West

**Turnover:** £1,114,043

2 freehold nurseries, operating capacity for 200+ children I Combined Turnover Y/E August 2024 £1,114,043 with adjusted EBITDA of £272,947 I 7 Months for Sept - March 2025 T/O £795,118 EBITDA £226,653 I Substantial detached properties, highly qualified staff I Both rated 'Good' by Ofsted, established for 40+ years

Asking Price

**Bids Invited**

Ref. 51548

Freehold

## 26. Children's Day Nursery

Lancashire

**Turnover:** £358,440

Family operated Children's Day Nursery with capacity for 49 I Convenient and sought after setting, "Outstanding" Ofsted rating I Fee Income £358,440 per annum (Y/E 30.06.24) with strong profits I Great reputation, superbly presented

Asking Price

**£270,000**

Ref. 51445

Leasehold

## 27. Children's Day Nursery

Lancashire

**Turnover:** £509,846

Freehold Children's Day Nursery with 'Good' Ofsted rating I Turnover of £509,846 Y/E July 2024 EBITDA £142,685 I Capacity for 68 children, highly qualified staff I Desirable and affluent semi-rural setting, impressive outdoor areas, private car parking

Asking Price

**£950,000**

Ref. 51447

Freehold

## 28. Term Time Pre School

Lancashire

**Turnover:** £109,023

Delightful Term Time Pre-School located in a densely populated residential area I Convenient and accessible setting, 'Outstanding' Ofsted rating I Fee Income £109,023 per annum (Y/E 31.03.24) with an EBITDA of £37,473 I Great reputation, potential to extend the hours

Asking Price

**£125,000**

Ref. 51487

Leasehold

## 29. Sports Club & Education Programmes

Relocatable

Turnover: £73,526

Well established Sport Clubs and Education Programs I Opportunities to grow the business I Contracted work with local authorities I Primary school aged children, term time and holiday activities I Talent development

Asking Price

**£124,950**

Ref. 50665

Relocatable

## 30. Children's Day Nursery

Lancashire

Turnover: £365,578

Children's Day Nursery and registered for 46 with 'Good' Ofsted rating I Highly desirable residential area I Advised Fee Income £460,000 (Y/E 31.03.25) generating an EBITDA of £125,000 I High occupancy levels, experienced management team, well presented

Asking Price

**£350,000**

Ref. 51577

Leasehold

## 31. Children's Day Nursery

North West

**£205,386**

Capacity 22 children I Fee income £205,386 per annum (y/e 31.01.25) I EBITDA £51,801 I Residential location, accessible setting I Ofsted rated 'Good' I Historically high occupancy I Excellent reputation

Asking Price

**£290,000**

Ref. 50646

Freehold

## 32. Children's Day Nursery

North West

**£359,590**

Capacity 88 children I Leasehold property, spacious and versatile I Fee income £359,590 per annum (y/e 31.03.24) I Fantastic growth potential I Well-presented I Excellent reputation

Asking Price

**£50,000**

Ref. 51016

Leasehold



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### 33. Children's Day Nursery

Greater Manchester

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Turnover: £479,557

Capacity 74 children | Fee income YE June 2024 £479,557 | EBITDA £132,106 |  
Substantial detached freehold property | Greater Manchester | Well-presented

Asking Price

**Bids Invited**

Ref. 51668

Freehold

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### 34. Children's Day Nursery

Merseyside

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Turnover: £471,757

Registered for 36 children | Residential setting | Ofsted 'Good' | Fee income  
£471,757 per annum (y/e 31.03.25) | EBITDA £138,722 | Substantial property |  
Well-established reputation

Asking Price

**Bids Invited**

Ref. 51793

Freehold

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## Chapter 06

### Scotland



## 01. Children's Day Nursery

Aberdeenshire

**Turnover: £807,436**

Well established Nursery with a capacity for 87 children with qualified management team in place | Turnover 30.09.2024 - £807,436 with a EBITDA of £296,207 | EBITDA £236,000 after £60,000 rent for the leasehold sale | Qualified management team | Large detached properties and secure outdoor areas

Asking Price

Freehold: £1,200,000  
Leasehold: £400,000

Ref. 39517

Freehold / Leasehold

## 02. Children's Day Nursery

Dumfries & Galloway

**Turnover: £874,664**

Capacity for 70 Children | Fee income £874,664 (30.09.2024) with an EBITDA £150,152 | Strong management and organisation structure in place, supported by experienced and well qualified team | Holds the highest inspection grades for the location

Asking Price

**£300,000**

Ref. 41787

Leasehold

## 03. Group of 2 Day Nurseries

Edinburgh

**Turnover: £1,446,732**

2 nursery settings close to one another, well-established family-owned, combined registered for 100+ children | Fee Income £1,446,732 per annum (Y/E 2024) with an EBITDA of £633,646 | Recently refurbished with an investment £40k | Located in highly desirable, convenient and accessible area

Asking Price

**£800,000**

Ref. 49435

Leasehold

## 04. Children's Day Nursery

Scotland

**Turnover: £680,932**

Current capacity for 63 children | Turnover of £680K for Y/E March 2024 with an adjusted EBITDA of £152K | Established for over 20 years | Management run, secure outdoor play areas | New 15 year lease in place

Asking Price

**Bids Invited**

Ref. 50441

Leasehold

## 05. Children's Day Nursery

Scotland

**Turnover:** £267,755

Includes 2 freehold properties | Development opportunity to increase capacity to 100+ building on the already successful Nursery | Rated as "Very Good" by Care Inspectorate | Turnover of £268k for year ending 2023 and adjusted EBITDA of £101k

Asking Price

**£1,700,000**

Ref. 49902

Freehold

## 06. Group of 4 Day Nurseries

Scotland

**Turnover:** £1,543,394

4 impressive settings available on a leasehold basis | Combined capacity for 200+ children | Combined turnover of £1,543,394 for year ending 2023 with an adjusted EBITDA of £320k (after new rent) | Settings located within close proximity of each other

Asking Price

**£1,300,000**

Ref. 49981

Leasehold

## 07. Group of 6 Day Nurseries

Scotland

**Turnover:** £2,064,190

The group can be purchased to include 2 freeholds or bought as a full leasehold opportunity | Combined capacity for 250+ children | Turnover 31.10.2024 - £2,064,190 with an EBITDA £255k freehold or leasehold after rent EBITDA £175K | Established 20+ years ago | All 6 settings run under management

Asking Price

**Freehold: £2,000,000  
Leasehold: £850,000**

Ref. 50274

Freehold / Leasehold

## 08. Children's Day Nursery

North East Scotland

**Turnover:** £389,036

Long established leasehold nursery | Capacity for 30 children | Run under management | Care Inspectorate Inspection Report Good (3) | Very good | Turnover £389,036, with EBITDA £69,932 (31.03.2025)

Asking Price

**£120,000**

Ref. 50837

Leasehold

## 09. Children's Day Nursery

Scotland

**Turnover:** £1,209,219

Established Children's Day Nursery and Pre-school caring for children aged 3 months to 5 years old I 'Good' rating by the CI I With a capacity of 105, the business' property location provides good opportunity to expand I Turnover for Y/E 2024 was £1.2m with an EBITDA in excess of £314k

Asking Price

**Bids Invited**

Ref. 51176

Freehold

## 10. Children's Day Nursery

Lanarkshire

**Turnover:** £194,614

Registered for 19 children High net profits I Managed full-time by owner with support team I Rolling lease I T/O YE April 2024 £194,614 I Adjusted EBITDA £48,767 I Managed full-time by owner

Asking Price

**£59,950**

Ref. 51702

Leasehold

## 11. Children's Day Nursery

Glasgow

**Turnover:** £534,931

Registered for 80 children aged 3 months–5 years I Income £534,931 (31/10/24) I EBITDA £133,588 I Established 2009 I Open 50 weeks/year I Management-run with experienced team

Asking Price

**£649,950**

Ref. 51710

Leasehold





## Chapter 07

South West

## 01. Children's Day Nursery

Devon

Turnover: £198,697

Freehold Pre School Nursery located in Devon I Fee income Y/E March 2024 £198,697 I Available with substantial freehold, major car park and play areas in a semi-rural setting, option of small holding freehold or leasehold plus animal stock

Asking Price

**£420,000**

Ref. 44845

Freehold

## 02. Group of 4 Breakfast & After School Clubs

Dorset

Turnover: £437,836

A group of 4 highly desirable group of Breakfast and After School Clubs with a combined registration of 147 children I Turnover for 2024 £437,836 I Excellent location within school grounds, excellent scope to expand

Asking Price

**£190,000**

Ref. 46451

Leasehold

## 03. Children's Day Nursery

Somerset

Turnover: £519,452

Well established Children's Day Nursery, capacity for 45 children I T/O Y/E Dec 2024 £519,452 I Convenient and accessible setting, presented to a high standard, management structure in place I S/C 2 bed flat, after school club and holiday club potential, rated 'Good' by Ofsted

Asking Price

**£755,000**

Ref. 47731

Freehold

## 04. Group of 3 Out of School Clubs

Dorset

Turnover: £246,376

Established in 2001 I Turnover of £246,376 Y/E 31.03.2025 I Located within Primary, Infant and Junior Schools plus a Community Hall

Asking Price

**£60,000**

Ref. 47946

Leasehold

## 05. Children's Day Nursery

Cornwall

Turnover: £534,082

Well established family owned Children's Day Nursery registered for 52 children | Fee Income £534,082 (Y/E 31.10.2024) with an EBITDA of £115,719 | Located in the highly desirable town of Wadebridge in a convenient and accessible location | Excellent reputation

Asking Price

**£425,000**

Ref. 48855

Leasehold

## 06. Independent School

South West

Turnover: £729,210

Currently registered for 20+ | Highly qualified staff | Rated as 'Good' with 'Outstanding Features' by Ofsted | Turnover September 2024 £729k with an EBITDA of £333k | Turnover forecast September 2025 £943k with an EBITDA of £480k | Strong links with Councils with a high number of referrals

Asking Price

**Bids Invited**

Ref. 49852

Leasehold

## 07. Children's Day Nursery

Somerset

Turnover: £300,963

Fee income for Y/E August 2024 of £300,963 & EBITDA £113,054 | Rated 'Outstanding' in all areas by Ofsted | Leasehold with a new 12-year lease | Places for 24 with an 80 to 90% occupancy

Asking Price

**£140,000**

Ref. 49911

Leasehold

## 08. Group of 2 Nurseries

Wiltshire

Turnover: £474,624

One purpose built freehold and one leasehold property | Current combined capacity for a total of 90+ children plus further places for after school | Both settings rated 'Good' in their latest Ofsted inspection | Turnover of £474k for Y/E March 2024

Asking Price

**£1,500,000**

Ref. 50382

Freehold / Leasehold

## 09. Independent Prep School & Nursery

South West

Turnover: £1,021,613

Freehold property with high B&M value of £3,000,000+ | Sits within roughly 2 acres of land | Capacity for 246 children with 76 places for birth to 5 years of age with high occupancy levels | Capacity to expand to increase age range | Turnover of £1,021,613 for 2023 with EBITDA of £67,036

Asking Price

**£3,430,000**

Ref. 49982

Freehold

## 10. Children's Day Nursery

Devon

Turnover: £694,994

Established by the current owners 10 years ago | Fee income for Y/E April 2024 of £694,994 EBITDA £111,773 | Stunning Purpose-built building with self-contained classrooms | Capacity for in excess 90 children & rated 'Good' by Ofsted

Asking Price

**£1,400,000**

Ref. 50222

Freehold

## 11. Outdoor Children's Nursery

Dorset

Turnover: £454,622

Genuine growth potential with strong staff structure | 'Outstanding' rating from Ofsted | Convenient and accessible location | Fully outdoors with significant amenities | Y/E Turnover 2024 £454,622 EBITDA £121k | Access to a woodland to run forest school sessions

Asking Price

**£260,000**

Ref. 50365

Leasehold

## 12. Group of Holiday Activity Camps

South West

Turnover: £369,090

Leasehold Holiday Activity Clubs operating from 2 exclusive locations with a very strong reputation | The camps are open, but not restricted to, children from the age of 3 years through to 15 | Fee income for Y/E Sep 2023 of £369,090

Asking Price

**£400,000**

Ref. 50511

Leasehold



### 13. Children's Home

South West

Turnover: £1,665,884

2 freehold 4-bedroom properties with capacity for 4 young girls each I Two further freehold properties with huge scope I Both homes registered by Ofsted and rated 'Good' I Turnover of £1.66m for Y/E March 2024 with an Adjusted EBITDA of £237,595

Asking Price

Bids Invited

Ref. 50416

Freehold / Leasehold

### 14. Children's Day Nursery

Somerset

Turnover: £90,621

Well established family owned Children's Day Nursery with capacity for 40 children I Has soft play frame room I Located in a highly desirable town in a convenient location I Excellent reputation I Fee Income £90,621 YE 05.04.2024

Asking Price

£50,000

Ref. 50938

Leasehold

### 15. Children's Holiday Camp

Gloucestershire

Turnover: £315,141

Awarded 'Best Children's Holiday Club in area I Family run camp for children and were rated 'Outstanding' by Ofsted I Strong reputation with huge scope to expand the business I Operations Manager in place I Y/E 2024 show turnover of £315,141 with an EBITDA of £120,509

Asking Price

£330,000

Ref. 51008

Leasehold

### 16. Children's Day Nursery

Somerset

Turnover: £216,219

Well established independently owned Children's Day Nursery with capacity for 33 children I Moved into new larger premises in 2023 I Excellent reputation I Income for 2024 £216,000 with a adjusted profit of £42,201

Asking Price

£249,000

Ref. 51011

Leasehold



## 17. Children's Day Nursery

Avon

Turnover: £375,595

Established in 1990's I Current capacity of 30 I Excellent reputation with close bonds to the local community and a recurring customer base I Huge scope to expand the nursery and increase profitability I Experienced steadily growing revenues and forecasts total billing to approach £400k in 2024

Asking Price

£160,000

Ref. 50929

Leasehold

## 18. Group of 3 Nurseries

South West

Turnover: £1,407,716

Current combined capacity for 160 children with ample opportunity to expand this further I All 3 settings rated 'Good' by Ofsted and on a leasehold basis I Combined turnover of £1.40m for Y/E October 2024 with an adjusted EBITDA of £281k

Asking Price

Bids Invited

Ref. 51162

Leasehold

## 19. Children's Day Nursery

Somerset

Turnover: £135,000

Well-established family owned children's day nursery registered for 26 children I Fee Income £135K per annum (Y/E April 2024) with an EBITDA of £40k I Located in a desirable area I Excellent reputation

Asking Price

£120,000

Ref. 51455

Leasehold

## 20. Children's Day Nursey

Poole

Turnover: £310,413

Well established family-owned children's day nursery, registered for 30 children I Fee Income £310,413 per annum (Y/E 2024), with an EBITDA of £90,051 I Located in a highly desirable town, in a convenient and accessible setting I Excellent reputation

Asking Price

£500,000

Ref. 51477

Freehold

## 21. Children's Day Nursery

Cornwall

Turnover: £88,174

Manager run Children's Day Nursery | Convenient location with good road and rail links close by | Capacity for children aged 1-5 | Ofsted rated 'Good' at the last inspection 19th July 2023

Asking Price

£55,000

Ref. 51085

Leasehold

## 22. Day Nursery & Live-in Accommodation

Dorset

Turnover: £247,000

Nursery with live in accommodation | There is scope to utilise the living space for more children and expand the nursery | The nursery is registered for 21 children, including six under the age of two | 4 bedroom living accommodation included with the premises

Asking Price

£950,000

Ref. 51593

Freehold

## 23. Children's Day Nursery

South West

Turnover: £655,000

Capacity 39 children | T/O YE Jan 2025 £655k | EBITDA >£244k | Freehold nursery in refurbished Victorian property | Expansive garden | Ofsted 'Good' | Experienced management team | Leasehold option available | Second-tier management team

Asking Price

Bids Invited

Ref. 51597

Freehold / Leasehold

## 24. Childcare Setting

Gloucestershire

Turnover: £253,407

Capacity 52 children | T/O YE Aug 2024 £253,407 | EBITDA £34,237 | Residential area | Term time only | Ofsted 'Good' | Well-established with excellent reputation

Asking Price

£110,000

Ref. 51690

Leasehold

25. Group of 2 Day Nurseries & Pre School

South West

Turnover: £1,493,000

Capacity 134 children across 3 sites | T/O YE July 2024 £1.4m | Adjusted EBITDA >£386k | Out-of-school club for children up to 11 | Potential to expand | Ofsted 'Good' across settings | Two leasehold, one freehold with ground rent

Asking Price

Bids Invited

Ref. 51753

Freehold / Leasehold



## Chapter 08

Wales

## 01. Children's Day Nursery

Flintshire

Turnover: £464,775

Capacity for 49 children I Fee income of £464,775 per annum (Y/E 31.12.23) genuine growth potential I Convenient and accessible position, excellent reputation I Freehold option available I Well-presented throughout

Asking Price

£130,000

Ref. 47049

Leasehold

## 02. Children's Day Nursery

Wales

Turnover: £262,725

Children's Day Nursery with an 'Excellent' CIW report (Registered for 63) plus an additional club for 9 children I Convenient and accessible setting, presented to a high standard I Fee Income £220k for Y/E March 2021 I Substantial setting on a school site, car park

Asking Price

£150,000

Ref. 48933

Leasehold

## 03. Children's Day Nursery

Swansea

Turnover: £234,205

Established for 20+ years and under its current ownership for 10+ years I Fees income for Y/E 31.03.2024 of £234,205 I Registered for up to 37 places for birth to 8 year olds I Potential to increase income and profitability through increased occupancy

Asking Price

£280,000

Ref. 49305

Freehold

## 04. Children's Home

Wales

Turnover: £567,829

Freehold detached Children's Home I Registered for a total of 4 young people from the age of 8 to 18 I Regions preferred care provider & registered with the Children's Commissioning Support Resource (CCSR) I Turnover of £567,829 Y/E March 2024 with an adjusted EBITDA of £190k

Asking Price

£1,150,000

Ref. 50296

Freehold



## 05. Children's Day Nursery

Powys

**Turnover: £254,521**

Well established family owned leasehold children's day nursery | Capacity for 32 children | Operated under management with a team of highly qualified staff | Fee income £254,521 per annum (Y/E 2023) with an EBITDA of £45,594

Asking Price

**£70,000**

Ref. 50491

Leasehold

## 06. Children's Day Nursery

South West Wales

**Turnover: £439,431**

Genuine growth potential with strong staff structure | 'Outstanding' rating from Ofsted | Convenient and accessible location | Fully outdoors with significant amenities | Y/E Turnover 2023 £396,736 EBITDA £139,381 | Access to a woodland to run forest school sessions

Asking Price

**£650,000**

Ref. 50627

Freehold

## 07. Children's Day Nursery

Wales

**Turnover: £373,793**

Freehold Day Nursery | Capacity for 30+ children from 6 weeks to 6 years with expansion potential | Experienced management team | Turnover of £373k for Y/E March 2024 with an adjusted EBITDA of £103k | Project Turnover for March 2025 Circa £450k with adjusted EBITDA of £150k+

Asking Price

**£1,300,000**

Ref. 50677

Freehold

## 08. Children's Day Nursery & Out of School Club

South Wales

**Turnover: £187,964**

Owner run leasehold Children's Day Nursery & Out of School Club | Capacity for 49 children | Convenient location in an ideal location for commuting parents | Turnover for 2024 £187,964 & EBITDA £15,816

Asking Price

**£120,000**

Ref. 50702

Leasehold

## 09. Children's Day Nursery

Glamorgan

Turnover: £686,700

Well established, registered for 40 children I Turnover £686,700 per annum (Y/E 31.08.23) EBITDA £110,550 I Located in the highly desirable area with good transport links I Excellent reputation, well equipped out door play area

Asking Price

£630,000

Ref. 50781

Leasehold

## 10. Children's Day Nursery

North Wales

Turnover: £375,006

Independent Children's Day Nursery with capacity for 43 I Convenient and accessible setting, operated with experienced management team I Excellent reputation, superbly presented I Fee income £375,006 per annum & EBITDA £90,387 (Y/E 2024)

Asking Price

£499,999

Ref. 51296

Freehold

## 11. Childcare Business

SouthWales

Turnover: £72,339

Leasehold Children's Wraparound Care Business I Convenient and accessible position, excellent reputation with CIW I Well-presented throughout, with everything needed to continue this successful business I 2024 Turnover: £72,339

Asking Price

£120,000

Ref. 51544

Leasehold

## 12. Children's Day Nursery

Wales

Turnover: £1,050,450

Stunning freehold purpose-built childcare setting in a rural location I Excellent reputation with CIW and Estyn I Huge scope to expand by utilising more space within the setting I Turnover for Y/E 2025 in excess of £1m I Potential to be a flag ship setting and utilising first floor into offices or accommodation

Asking Price

£1,200,000

Ref. 51556

Freehold

### 13. Children's Day Nursery

South Wales

Turnover: £372,839

Well-established family owned children's day nursery registered for 44 children  
I Financially, the business is well-established, with a turnover of £372,839 for  
Y/E March 2025 and a two-year average adjusted profit of £49,647 I Located in  
a highly desirable area

Asking Price

Bids Invited

Ref. 51635

Freehold

### 14. Group of 6 Childcare Settings

South Wales

Turnover: £3,788,592

Combined capacity 500+ children I 6 well-maintained freehold buildings and  
1 leasehold included I Long-established, reputable childcare group I T/O YE  
2024 £3.7m with adjusted EBITDA £630k I Experienced management team  
in place

Asking Price

Bids Invited

Ref. 49702

Freehold

### 15. Nursery Lease Opportunity

South Wales

Turnover: N/A

Prime 4,300 sq ft corner property over 3 floors I 0.4-acre plot with private  
garden I 15 on-site parking spaces I Long-term 15-year lease available I Adjacent  
to NHS children's hospital

Asking Price

Price On Application

Ref. 51704

Leasehold

### 16. Children's Day Nursery

Cardiff

Turnover: £313,050

Registered for 51 children aged 6 weeks–8 years I Bilingual provision (English &  
Welsh) I Purpose-converted premises I Spacious, well-equipped indoor areas  
I Secure outdoor garden and classroom I Positive CIW inspection outcomes I  
Prime Cardiff East location

Asking Price

Bids Invited

Ref. 51751

Freehold

### 13. Children's Day Nursery

South Wales

**Turnover:** £197,100

Purpose-built modern facilities I Bright classrooms, separate sleep rooms, mezzanine for expansion I Capacity 6 weeks–12 years I Wrap-around and holiday clubs I Fee income and discounts available I Adjacent premises allow doubling of size I Spacious garden I Open 7am–6pm, 51 weeks per year

Asking Price

**£799,999**

Ref. 51689

Freehold

### 14. Group of 8 Children's Care Homes

South Wales

**Turnover:** £5,071,000

Registered for 20 residents across 8 properties I Forecast T/O YE 2025 £5m I Forecast adjusted EBITDA >£1.5m I Therapeutic care model for ages 8–18 I Staff trained in Every Child Matters I Positive reputation with LAs I Second tier management in place

Asking Price

**Bids Invited**

Ref. 51444

Leasehold

### 15. Children's Day Nursery

Denbighshire

**Turnover:** £350,000

Registered for 67 children I Fee income £350,000 per annum (y/e 31.03.25) I Well-presented freehold property I Spacious outdoor area I One-bedroom owner's accommodation I Prominent main road position

Asking Price

**£525,000**

Ref. 51666

Freehold

### 16. Children's Day Nursery & Out of School Club

Conwy

**Turnover:** £898,807

Combined 135 places I Fee income £898,807 per annum (y/e 31.03.25) I Strong management structure I Family-owned freehold I Popular out-of-school club I Substantial, well-appointed properties

Asking Price

**Bids Invited**

Ref. 51686

Freehold





## Chapter 09

Yorkshire & North East



## 01. Group of 5 Nurseries

North East

**Turnover:** £1,084,964

A group of 5 childcare settings with a combined capacity of 350+ | Combined Turnover YE May 2024 £1,084,964 with an adjusted EBITDA of £326,312 | The 5 properties are all freehold and included with sale | All nurseries are rated as 'Good' or 'Outstanding' by Ofsted | Experienced management team

Asking Price

**£2,000,000**

Ref. 49103

Freehold

## 02. Children's Day Nursery

Yorkshire

**Turnover:** £652,809

Day Nursery with popular out of school provision (Registered 60 children) | Convenient and accessible setting, "Good" OFSTED rating | Fee Income £652,809 per annum (Y/E 31.05.25) experienced management team | Substantial property

Asking Price

**£570,000**

Ref. 47644

Freehold

## 03. Children's Day Nursery

West Yorkshire

**Turnover:** £252,825

Detached Day Nursery (Registered 23 children) with expansion potential | Convenient and accessible, secure outdoor play areas | Fee income £252,825 per annum (Y/E 31.12.24) EBITDA £68,338 | Operated under management | Excellent reputation, rated Good by Ofsted, substantial well presented property | Freehold & leasehold options

Asking Price

**Freehold: £474,950  
Leasehold: £135,000**

Ref. 47784

Freehold / Leasehold

## 04. Pre School

North Yorkshire

**Turnover:** £121,017

Term Time Pre-School for children aged 2-5 years (Capacity 26 children) | Prominent and convenient setting, growth potential | Fee Income £121,017 per annum (Y/E 31.03.24), with and EBITDA of £32,367 | Well presented throughout, large garden, ideal for first time buyer

Asking Price

**£60,000**

Ref. 48676

Leasehold

## 05. Children's Day Nursery

Yorkshire

Turnover: £255,431

Freehold Detached Children's Day Nursery I Desirable residential area, high occupancy levels with the capacity for 24 children I Presented to a high standard throughout, well resourced, with Ofsted rating 'Good' I Fee Income £255,431 (Y/E 05.04.25) generating EBITDA of £107,371

Asking Price

£430,000

Ref. 50703

Freehold

## 06. Group of 5 Nurseries

North East

Turnover: £1,427,837

Combined capacity for a total of 280 children with further expansion opportunities available at each setting I All settings are being sold on a leasehold basis I All settings rated as 'Good' in latest Ofsted Inspection I Combined turnover for Y/E March 2024 of £1.43m

Asking Price

Bids Invited

Ref. 50896

Leasehold

## 07. Children's Day Nursery

Yorkshire

Turnover: £291,273

Children's Day Nursery with "Good" OFSTED rating, registered for 62 children I Convenient and accessible setting, operated with experienced team of staff I Fee Income £291,273 per annum (Y/E 30-6-22) terrific growth potential I Substantial property, well presented

Asking Price

£140,000

Ref. 49994

Leasehold

## 08. Children's Day Nursery

Yorkshire

Turnover: £276,304

Children's Day Nursery with "Good" OFSTED rating (Registered for 30) I Well appointed throughout, purpose built I Fee Income £276,304 per annum (Y/E 31.3.24), genuine growth potential I Operated with experienced management team, excellent reputation

Asking Price

£225,000

Ref. 50083

Leasehold

## 09. Children's Day Nursery

Northumberland

**Turnover:** £209,937

Children's Day Nursery with 'Outstanding' rating and a capacity for 52 | Convenient and accessible setting, well presented throughout | Fee Income Y/E 31.01.2025 -£209,937 ideally suit first time buyer | Detached Freehold Property with a spacious ground floor nursery accommodation

Asking Price

**£425,000**

Ref. 51113

Freehold

## 10. Group of 2 Day Nurseries

West Yorkshire

**Turnover:** £814,311

Group of 2 impressive leasehold Children's Day Nurseries with combined capacity of 117 places | Convenient and accessible positions, high occupancy levels | Experienced management team, well presented settings, | Forecast fee income circa £814,311 per annum (Y/E 30.11.24) EBITDA £156,645

Asking Price

**Offers Over £950,000**

Ref. 51271

Leasehold

## 11. Group of 2 Day Nurseries

North East

**Turnover:** £406,987

Turnover for Y/E 2024 £406k | Adjusted EBITDA for Y/E 2024 £93k+ | 1 nursery operates from freehold building on leased land and 1 leasehold nursery | Both 'Good' by Ofsted | Capacity for 108 children, with 1 setting having planning permission to extend by 15 | Management run

Asking Price

**£600,000**

Ref. 51322

Freehold

## 12. Children's Day Nursery

West Yorkshire

**Turnover:** £279,285

Children's Day Nursery with Good OFSTED rating with capacity for 38 | Convenient and accessible setting, presented to a high standard throughout | Truly enviable reputation, historically healthy occupancy | Fee Income £279,285 per annum (Y/E 31.10.24), generating a strong EBITDA

Asking Price

**£450,000**

Ref. 51387

Leasehold

### 13. Children's Day Nursery

West Yorkshire

**Turnover:** £155,753

Children's Day Nursery with 'Good' Ofsted rating with capacity for 85 | 45 Children currently on roll | Substantial property presented to a high standard on a prominent and accessible main road setting, fantastic future growth potential | Turnover for 2025 £155,753. Excellent reputation

Asking Price

**£150,000**

Ref. 51410

Leasehold

### 14. Children's Day Nursery

East Yorkshire

**Turnover:** £225,368

Freehold Children's Day Nursery with capacity for 26 | Convenient and accessible setting, "Good" Ofsted rating | Excellent reputation, presented to a high standard | Fee Income £225,368 per annum (y/e 30.09.24) generating an EBITDA of £76,816

Asking Price

**£435,000**

Ref. 51425

Freehold

### 15. Children's Indoor Play Centre

West Yorkshire

**Turnover:** £225,764

Well Established Children's Indoor Play Centre | Convenient and accessible trading position | Turnover circa £225,000 per annum, generating strong profits | Genuine growth potential, excellent reputation, fitted to a high standard throughout | Valuable equipment, ideally suit owner operator

Asking Price

**£225,000**

Ref. 51642

Leasehold

### 16. Children's Day Nursery

Yorkshire & The Humber

**Turnover:** £790,000

Capacity 60+ children | T/O YE Mar 2025 £790k | Adjusted EBITDA >£150k | Freehold nursery | Expansive outdoor areas | 95% occupancy | Ofsted 'Good' | Ages 3 months–5 years | Experienced management team

Asking Price

**£1,300,000**

Ref. 51618

Freehold



## 17. Closed Children's Day Nursery

Bradford

Turnover: N/A

Registered for 43 children | City centre location | Closed children's day nursery  
| Versatile ground floor accommodation | New lease available | Well-presented  
| Accessible setting

Asking Price

**£50,000**

Ref. 51694

Leasehold

## 18. Children's Day Nursery

Hull

Turnover: £183,261

Registered for 30 children | T/O 31.03.2025 £183,000 | L/H or F/H option (F/H  
includes 2 self-contained flats) | Premises capable of up to 50 children (subject  
to planning) | Well-established

Asking Price

**£575,000**

Ref. 51695

Freehold Leasehold

## 19. Group of Children's Day Nurseries

England

Turnover: £4,490,101

Combined capacity nearly 400 children | Sale includes mixture of freehold  
and leasehold properties | Forecast T/O YE Aug 2024 £4.5m | Adjusted EBITDA  
£1.15m | Total property value c. £3.35m

Asking Price

**£10,000,000**

Ref. 51369

Freehold

**Call us**  
01772 540 782

[acquisitions@redwoodsdk.com](mailto:acquisitions@redwoodsdk.com)

Social media:

@RedwoodsDK 

[www.redwoodsdk.com](http://www.redwoodsdk.com)

*Redwoods Dowling Kerr  
is part of the Altius Group*

Eaves Brook House  
Navigation Way  
PR2 2YP Preston

