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THE OLD GAOL
UNLOCKED

Development news & updates from
The Old Gaol, Abingdon-on-Thames

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Computer-generated image

**Newbuild apartments selling well • Cranbourne 'a pleasure to deal with'
Town centre set for improvements • Salter's on course for Old Gaol moorings**

THE OLD GAOL PROMISES A FRESH NEW WAY OF LIVING

THE OLD GAOL offers an exciting opportunity to acquire a new build apartment on Oxfordshire's River Thames.

35% of the apartments are reserved, of which 30% have already exchanged

There has been an incredible amount of interest in the redevelopment of **The Old Gaol**, not only from local residents keen to find out how the site will be developed, but also from potential buyers keen to secure a home. To date, 35% of the apartments have been reserved, with 30% of these having already exchanged contracts.

Developer Cranbourne has earned an enviable reputation for building individually designed homes over 15 years in this location. In fact for one Director it's been a return to grass roots as The Old Gaol was where he started his building apprenticeship.

Driven by a fondness for the town and using a long-standing professional team, Cranbourne have overcome the development's complex design issues. In partnership with the local authority, they have created a scheme which will enhance the area and establish a mixed-use quarter with stunning, high-specification apartments, many with views over the Thames. Potential occupiers have also been consulted on the design element so that the building is not only attractive from the outside, but also so the internal layouts work for all types of buyers.



Historic Twickenham House and gardens

The Old Gaol's on-site facilities will include a managed estate office, secure underground parking, a gym and private walled gardens to enjoy. Reputable restaurants and cafés - some with gardens overlooking the water and temporary moorings - give Abingdon town centre an eclectic new quarter that compares with many high-value locations in Oxford.

In addition Cranbourne plan to integrate the new build apartments with Twickenham House, a 17th-century merchant's house currently used as the scheme's Sales and Marketing Suite. Twickenham House has extensive gardens to the north west of the development, which many of the apartments will overlook. Residents will have exclusive rights to enjoy the grounds without the worries of maintenance. Many of the established trees within the grounds have been retained, lending this brand new development an established and mature feel from the outset.

All owners will have the benefit of underground secure parking and cycle storage - handy for Sunday afternoon cycle rides along the Thames footpath.

A fully staffed management office will monitor, administer and organise everything within the site, from site presentation, estate management and waste collection to security and mooring rights.



The riverside apartments have fabulous views over the Thames

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TRANSFORMATION OF THE OLD GAOL IMPRESSES LOCAL COUPLE

DAVID SYDENHAM from Abingdon had heard about the conversion of The Old Gaol at the planning stages; he used to visit the building regularly when it was a leisure centre.



David Sydenham & Diane O'Kelly

"I was given a personal tour of the site by the managing director - it was clear he was passionate about this special project.

I saw just how incredible the apartments were going to be.

"To have the opportunity to purchase an apartment so close to the town centre yet in

such tranquil surroundings felt too good to pass up, so I reserved a penthouse. As an aside, my partner also reserved a one bedroom refurbished cottage within the development; the finish is amazing.

"This development is such good news for Abingdon. It has been a pleasure to deal with Cranbourne, such a professional, friendly and accommodating family company.

"I kept an ear to the ground to find out what was going to be built there and to see just how an historic building could be transformed into modern, environmentally sound properties", he comments.

"I had already viewed several new homes schemes in the area but nothing quite ticked all the boxes. So I made an appointment to see Cranbourne, where I received a very warm welcome.

Cranbourne are such a professional, friendly family company

ABINGDON-ON-THAMES PREPARES FOR MAJOR IMPROVEMENTS

Abingdon-on-Thames is the largest town in the Vale of White Horse District, six miles south of Oxford, located on the River Thames and just off the A34.

In 2009, the three local Councils - County, Vale and Town - joined forces with the Chamber of Commerce to create the **Choose Abingdon Partnership**. This innovative approach to town partnership working builds on Abingdon's existing strengths and history to support and improve the economic, social and cultural vitality of the town for all its businesses, residents and visitors.

Current projects include the Choose Abingdon loyalty card, publications including new town maps, walking and cycling leaflets and a book "52 Things To Do... Far From the Madding Beaches", Abingdon Waterways Walk - promoting closer links between river and town, establishment of a Local Excellence market, and greater effort in marketing the town to locals and those in nearby towns.

Abingdon is set for some major changes after the Vale entered into two lease agreements with Scottish Widows Investment Partnership to redevelop the Charter area and refurbish Abbey Shopping Centre.

In January 2010 the Vale sought public views on redevelopment proposals as part of its Core Strategy public consultation, including a new large supermarket and improved choice of other shops, a new library, medical centre and car park and a significant upgrade to the appearance of the Centre. Planning permission has now been obtained and work on the Centre has already started, with work on the Charter set for 2013.

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Abingdon's farmers' market

ATTENTION TO DETAIL HELPS ENVIRONMENT

CRANBOURNE take environmental considerations very seriously and build to exceed the latest regulations.

All new build apartments at The Old Gaol are being constructed to comply with Sustainable Code 3 Standard regulations and will have features such as green roof technology, state-of-the-art heat recovery systems and energy efficient lighting systems.



Green roofs are used at the Old Gaol

Access to most of the units is via two glass lifts - which themselves give fine views through the development - with contemporary back-up staircases. Easy access from the apartments to the former Napoleonic Prison is afforded by glass walkways at first and second level.

SALTER'S ON COURSE TO MOOR AT ABINGDON'S NEW RESTAURANT QUARTER

SALTER'S IS A FAMILY FIRM that has provided first-class hospitality on the Royal River Thames for over 150 years.

As one of the longest established firms on the Thames, Salter's owns one of the largest and most exclusive fleets operating on the river. Its cruises combine traditional style, contemporary comforts and the highest modern standards.

Salter's currently runs a regular daily service to Abingdon-

on-Thames between May and September, starting at Christ Church Meadow and finishing in Abingdon's picturesque market town - journey time approximately 1hr 50mins.

Salter's is currently in discussion with Cranbourne regarding a river boat service, which will stop at the new Restaurant Quarter at The Old Gaol.



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Our Sales team look forward to welcoming you:
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