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**Liverpool City Region**

# Investment Opportunities







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# World Famous, World Leading



Image courtesy of Craig Easton



Welcome to the Liverpool City Region: a global gateway, a place for pioneers and a cultural and sporting powerhouse. It's a region built on international trade, driven by innovation and primed for investment.

With more than £500m Government and private sector funding, its new 10-year Life Science Investment Zone offers compelling opportunities through the creation of high-quality facilities, business support, training, and attractive financial incentives.

The zone builds on world-leading infection innovation, excellence in therapeutics and digital health and one of Europe's largest biomanufacturing clusters, and is underpinned by a fertile innovation ecosystem, highly productive university, industry and public sector collaborations, and cohesive political and business leadership.

Advanced manufacturing, digital and creative clusters complement global excellence in materials chemistry and AI solutions plus strengths in net-zero and maritime.

Freeport status offers investors additional customs, tax, and benefits, and broader investment opportunities are catalysed through urban, brownfield and dockland regeneration, large-scale residential schemes and major infrastructure projects.

IBM, Unilever, the Gates Foundation and many more are already recognising the city region's potential. With new tailored facilities, low costs and wide-ranging financial incentives, the city region is geared to welcome investors and businesses of all sizes to one of the most famous, dynamic, inclusive, connected and forwardthinking places in the world.



# Globally Connected

The City Region's trade links with the US and China are stronger than any other region in the UK and support over £4.5bn of exports each year. The Port of Liverpool is the UK's primary northern port and accounts for 45% of transatlantic trade. Links to North America are becoming even more important in the post-Brexit era and following the government's designation of a 45km Freeport zone with customs and tax sites in three separate locations. These will provide an excellent base for advanced manufacturing companies aiming to access North American and Far East markets. The Freeport will create up to 14,000 new jobs, delivering £800m of new investment and generating an additional £850m of GVA to the regional economy.

Liverpool City Region also has direct rail connectivity to London by train in only two hours, and with two international airports within 45 minutes reaching over 200 international destinations, you can be assured of efficient national and international connectivity.

At the nexus of North West England's motorway network, the City Region ensures smooth access by road to over 60% of UK markets in under two-hours' travel time, offering a compelling competitive edge for advanced manufacturing, distribution, and logistics companies along the M6, M62, M53, M56, M57 and M58 corridors.

The 76km Merseyrail network of 66 railway stations, that has just seen £0.5billion investment in new trains and infrastructure, extends beyond the city region into the neighbouring Cheshire and Lancashire regions. Electrified rail lines merge into rapid underground transit serving a catchment labour market of over 2.5m people. Liverpool City Region is already one of the most connected places in the UK for ultrafast gigabit capable broadband coverage.

Connectivity is becoming even better through investment in "LCR Connect", one of the UK's most ambitious sub-national digital connectivity initiatives. LCR Connect will provide a 212km fibre backhaul network using an innovative commercial Joint Venture and an extensive "dig once" approach. This investment will help provide gigabit-capacity and capability to 'data hungry' sectors such as high-performance computing, advanced manufacturing, high-end gaming, film, music, and immersive technologies businesses.







# Economic Snapshot

## Health & Life Sciences



25,000 CORE  
LIFE SCIENCES STUDENTS



ONE OF THE WORLD'S  
LONGEST ESTABLISHED  
BIO MANUFACTURING CENTRES



MOST SPECIALIST HOSPITALS  
AND HEALTH CENTRES IN  
THE UK OUTSIDE LONDON

## Connectivity



2 MAJOR  
AIRPORTS WITHIN  
45 MINUTES DRIVE



2 HOURS  
JOURNEY TIME  
TO LONDON



10 MOTORWAYS WITHIN  
10 MILES OF LIVERPOOL AND  
10 RAIL LINKED TERMINALS

## Advanced Engineering & Manufacturing



LARGEST SUPERCOMPUTING  
FACILITY FOR INDUSTRIAL  
APPLICATIONS IN THE UK



JLR'S HALEWOOD PLANT TO BECOME  
AN ALL-ELECTRIC MANUFACTURING  
FACILITY AS PART OF A £15BN  
INVESTMENT PLAN TO PRODUCE ITS  
NEXT GENERATION MEDIUM-SIZE SUV'S



INDUSTRY 4.0  
EXEMPLAR REGION

## Knowledge



LIVERPOOL CATCHMENT-  
13 UNIVERSITIES, OVER  
216,900 STUDENTS



CUTTING EDGE  
TECH & R&D



HOME TO WORLD CLASS  
RESEARCH CENTRES OF  
EXCELLENCE AND FACILITIES

## Creative & Digital



THERE ARE 3,875 DIGITAL &  
CREATIVE BUSINESSES IN LCR.  
THIS IS THE SIXTH LARGEST OF  
ALL CITY REGIONS



THE DIGITAL & CREATIVE SECTOR  
MAKES A £1.8BN CONTRIBUTION  
TO THE LCR ECONOMY



THE LCR DIGITAL & CREATIVE  
SECTOR PRODUCES £77,400 OF  
GVA PER JOB. THIS IS GREATER  
THAN ALL COMPARABLE CITY  
REGIONS.

## Transformational



FREEPORT, CREATING UP TO  
14,000 NEW JOBS, DELIVERING  
£800M OF NEW INVESTMENT



£10 BILLION LIVERPOOL  
& WIRRAL WATERS MIXED  
USE DEVELOPMENT



£1 BILLION  
LIVERPOOL ONE  
RETAIL DEVELOPMENT

## Financial & Professional Services



FINTECH IS GENERATING AN  
ESTIMATED £219M OF GVA PER  
YEAR FOR THE LIVERPOOL CITY  
REGION ECONOMY



12,000 BUSINESSES  
EMPLOYING OVER 107,000



A LEADING UK CENTRE  
FOR ASSET AND WEALTH  
MANAGEMENT OUTSIDE LONDON

## Visitor Economy



£32 BILLION CITY REGION  
ECONOMY



7TH IN THE ANNUAL LIST  
OF THE BEST CITIES IN THE  
WORLD BY TIME OUT



LARGEST COLLECTION OF  
MUSEUMS AND GALLERIES  
OUTSIDE LONDON

## Low Carbon



£4.3BN INVESTED  
IN ENERGY PROJECTS  
IN 5 YEARS



1,400 LOW CARBON  
BUSINESSES



DESIGNATED CENTRE  
FOR OFFSHORE  
RENEWABLE ENGINEERING

## Maritime



CENTRES OF EXCELLENCE  
IN SENSORS, OCEANOGRAPHY,  
ENGINEERING AND RENEWABLES



60% OF UK CONTAINER  
MARKET CLOSEST  
TO LIVERPOOL



HOME TO THE HQ'S OF WORLD'S  
MAJOR SHIPPING LINES



# £800m, new state-of-the art facilities and lucrative investor benefits: Liverpool City Region's Life Science Investment Zone explained

The Liverpool City Region Life Science Investment Zone is a 10-year programme to drive growth and create thousands of jobs by unlocking more than £800m of public and private funding.

Starting in April 2024, it will deliver new facilities, innovation and training. The Investment Zone will also offer significant financial benefits to occupiers and investors at three designated tax sites.

More than 20 grant-supported Investment Zone projects have already been identified which together have the potential to secure over £320m of private funding during the initial phase. Alongside this, the University of Liverpool has prepared a £200m investment programme to support the Zone.

The Government will contribute £160m - with 60% going towards capital schemes to develop new high-quality facilities including state-of-the-art office and lab space and also to provide capital grants to innovation businesses.

The remaining 40% will be allocated to revenue projects providing business, research and innovation support, and skills development.

In addition, Halton and St Helens Borough Councils can retain the next 25 years of business rates - up to £35m and £15m respectively - from new properties on the tax sites, with the money ring-fenced for schemes to further develop premises and capability.



Key Investment Zone locations are the north of England's only national science and innovation campus at Sci-Tech Daresbury, Halton, and Knowledge Quarter Liverpool (KQ Liverpool).

Further Investment Zone sites are Maghull Health Discovery Park, St Helens Manufacturing and Innovation Campus and Earlsfield Park, in Knowsley, with projects also located at Liverpool's Alder Hey Hospital and within the Speke bio-manufacturing cluster.

Three Investment Zone tax sites at St Helens, Sci-Tech Daresbury and Maghull Health Discovery Park will offer new and expanding occupiers:

- 100% Business Rate Relief for five years.
- Exemption from Stamp Duty Land Tax (SDLT).
- Relief from employers National Insurance contributions (for three years and worth £6,582 per employee).

- Further cash flow benefits (Structures and Buildings Allowances and Enhanced Capital Allowances) are also available.

The Investment Zone is expected to create more than 8,000 jobs with new skills and talent programmes for local people to aid workforce creation and recruitment. Social value, net zero and equality, diversity and inclusion will be important considerations in project development.







## Freeport – a compelling opportunity

Through its unique geographic location and its three UK Government-approved tax sites, the Liverpool City Region Freeport presents international investors with a compelling opportunity. UK Freeports are 45km special economic zones within the UK's borders, centred around one or more air, rail, or seaport, where different economic regulations apply.

The Liverpool City Region Freeport has been shaped to support the delivery of the Liverpool City Region's vision outlined in its Plan for Prosperity and Economic Recovery Plan. When complete, it will create up to 14,000 new jobs, delivering £800m of new investment and generating an additional £850m of GVA to the regional economy.

Businesses establishing themselves on a Freeport tax site stand to benefit from a variety of financial incentives, including business rate relief, stamp duty relief and employee National Insurance Contribution relief. Each of the sites have been strategically chosen for their multi-modality with excellent linkages across land, sea and air.

### LCR Freeport's designated tax sites are:

**Parkside, St Helens:** the largest strategic employment site in the City Region, it is located in St Helens close to the M6 and M62. The site includes the former Parkside Colliery and hopes to attract advanced manufacturing and logistics businesses.

**3MG, Widnes:** offers direct connections to the UK motorway network and rail access from the West Coast Main Line. 3MG is already involved in the hydrogen economy supporting capital investment in low carbon fuels and infrastructure.

**Wirral Waters:** located around the Birkenhead Docks, it has port connectivity, direct access to the M53 motorway and is located within the Mersey Waters Enterprise Zone

*Liverpool City Region Freeport is the winner of the Financial Times Global Free Zones of the Year 2023 awards – Inaugural Rising Star Award.*

## Customs, Planning & Tax Benefits



675,000 SQM  
OF COMMERCIAL  
FLOORSPACE CREATED



310 HA  
OF LAND FOR  
DEVELOPMENT



MOVEMENT OF GOODS  
BY CONDUCT BETWEEN  
CSOS & INTO OTHER  
SPECIAL PROCEDURES



CUSTOM  
SIMPLIFIED &  
STREAMLINED  
PROCESSES



STORAGE & PROCESSING  
PERMITTED UNDER  
ONE FREEPORT  
AUTHORISATION



DUTY SUSPENSION,  
INVERSION  
& EXEMPTION ON  
RE-EXPORTS



3 APPROVED TAX SITES  
PARKSIDE, 3MG  
WIRRAL WATERS



ENHANCED  
STRUCTURES AND  
BUILDING ALLOWANCES



0% STAMP  
DUTY RELIEF



NIC  
RELIEF



BUSINESS RATES  
RELIEF



ENHANCED  
CAPITAL  
ALLOWANCE

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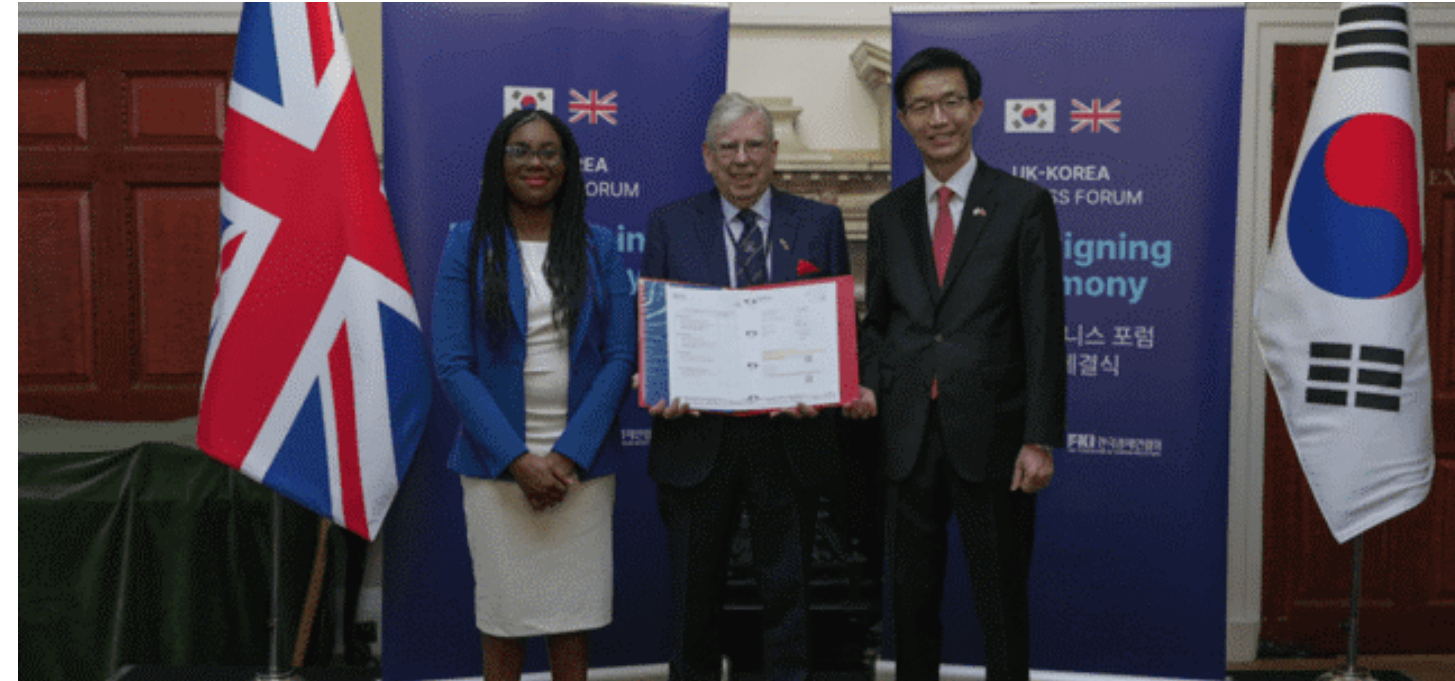
# Innovation

The City Region has twin ambitions to invest 5% of economic value in R&D a year by 2030, almost double the national target, plus achieve net zero carbon by 2040, 10 years ahead of the UK goal.

Our ambitions are grounded in an evidence-based approach built upon in-depth audits of the city region's science and technology assets, which highlighted "3+1" world leading capabilities in infection prevention & control, materials chemistry, and AI solutions & emerging technologies. In addition, there is global scale potential in maritime innovation, hydrogen, offshore wind, and tidal power.

Our 2023 Innovation Prospectus shows over £2bn of investment in innovation infrastructure over the last 5 years, with a further £750M of transformational live government and industry co-funded initiatives. These include:

- Within just 3.5 years the iiCON (Infection Innovation Consortium) programme led by the Liverpool School of Tropical Medicine has brought 36 new products to market, deployed 6+ billion units worldwide, levered over £250M from an initial £19M UKRI grant, working with a network of 821 companies, and targeting £2bn additional R&D investment within 10 years.



LG Electronics signing a membership accord with Glass Futures at the Business Forum element of the Korean President's UK State Visit, November 2023

- The £210M Hartree National Centre for Digital Innovation is a partnership between the government Science & Technology Facilities Council and IBM's global research lab at Sci-Tech Daresbury – one of the UK's two national innovation campuses - applying AI solutions to transform UK industry.
- The University of Liverpool's Materials Innovation Factory in partnership with Unilever is a world leader in robotics, and AI-enabled materials discovery, design, and lab automation, and the nucleus of an intended £500M Materials Innovation Zone in Knowledge Quarter Liverpool (KQ Liverpool).
- Glass Futures in St. Helens is a new global industry-led glass innovation centre of excellence, that is leading the wider decarbonisation of UK foundation industries, has successfully trialled world-first 100% hydrogen fuel switching, and is now commercially active in India and the USA.
- CHIL (Civic Health Innovation Labs) at Liverpool Science Park is

delivering leading edge digital health innovation programmes, founded on the UK's first Civic Data Cooperative, which led Liverpool's world-first city-wide, voluntary COVID-19 rapid antigen testing pilot.

In addition, there is a £2bn pipeline of innovation projects, including plans for "Super Clusters" in both infection and materials innovation, plus £9+ bn investment opportunities relating to global scale net-zero programmes Mersey Tidal and HyNet North West.

This is all underpinned by an exceptionally welcoming and well-coordinated innovation ecosystem, led by the UK's first sub-regional Innovation Board, and reflected in the fact that in November 2022, the Liverpool City Region became the first place in the country to agree a Partnership & Action Plan with national innovation agency Innovate UK. Furthermore, the LCR's partnership with Busan is one of the four place-based links that make up the UK-South Korea innovation twinning programme.



The Materials Innovation Factory at the University of Liverpool, in partnership with Unilever



# Health Innovation Liverpool: a world-class destination for innovation in education and research

The University of Liverpool is re-imagining its Health and Life Science campus. These new developments will spearhead sector leading responses to emerging global health and scientific research challenges to deliver powerful health impacts for local and international communities.

The Health Innovation Liverpool programme comprises two complementary adjacent developments in KQ Liverpool. These will support

the rapidly expanding Health and Life Sciences sector and the Liverpool Life Sciences Investment Zone, creating a critical mass of skilled scientists, enabling research and commercial opportunities and building on successful recent investments in the Digital Innovation Facility and the Materials Innovation Factory.



## Academic Health Sciences Campus

This state-of-the-art teaching and research facility will be constructed adjacent to the recently opened Royal Liverpool University Hospital, providing unrivalled access for researchers, students and patients.

The campus will revolutionise clinical teaching for our undergraduate and postgraduate medical, dental, nursing and allied health professional students, training more highly sought clinical staff, with greater opportunities for interprofessional simulated and real-world learning.

Its clinical research spaces will provide laboratories and clinical trial facilities for vital collaborations between health professionals and commercial partners seeking to address important clinical questions, with access to large patient cohorts characterised by our longitudinal health databases on 2.5 million people.

## Bio-innovation campus

At the heart of our existing Life Sciences campus, a new biomedical research and teaching facility will allow students, researchers and industry to collaborate in ground-breaking research across the full spectrum of life sciences. Examples include our world leading biochemistry, infectious diseases and pharmacology research. Our end-to-end therapeutics expertise brings together medicinal chemistry, drug formulation, toxicology and first in human clinical trial capacity, enabling a truly bench to bedside discovery pathway.

The facility will allow us to increase the number of in-demand Life Sciences graduates, needed to power the expanding local and international sector. This will sit alongside state-of-the-art technology platforms, research laboratories and shared academic-industry spaces, enabling innovation and entrepreneurship.





## HEMISPHERE

KQ Liverpool, one of the UK's leading innovation districts, will be the engine room for the delivery of the Liverpool City Region Investment Zone, which plans to create a "production superpower" in life sciences and pharmaceuticals in the city region over the next five years.

As demand for laboratory space within KQ Liverpool continues to grow, and with existing commercial laboratories at Liverpool Science Park operating at full capacity, there is a clear and significant requirement for new, high-quality laboratory space.

In response, Sciontec Developments Limited (Sciontec) is to create HEMISPHERE, a purpose-built development in Paddington Village, Liverpool City Council's flagship development site in the heart of KQ Liverpool.

HEMISPHERE will provide a bespoke home for cutting-edge commercial and academic laboratories, offering a unique combination of bio, chemistry, data and Hemisphere robotics labs, alongside incubator space, grow-on and

innovation lab space, with some of the world's most advanced facilities.

Sciontec's flexible, all-inclusive workspace product, Sciontec AI, which has already proven hugely popular at neighbouring building The Spine, will also be available, ensuring that HEMISPHERE is the perfect place for businesses of all sizes to work and collaborate.

HEMISPHERE will also feature a range of amenities including a coffee shop, wellness suite, cycle storage with electric bicycle charging and shower facilities. To further support the wellbeing of occupiers, the development will feature a range of accessible green spaces and is intended to achieve a 'WELL Platinum' Certification.

Sciontec has also taken a sustainable approach to design and anticipates HEMISPHERE will achieve a BREEAM rating of 'Excellent' and a WiredScore Certification, with several environmental design features integrated to maximise the sustainability of each building.





# Mersey Tidal proposition – Growing the Liverpool City Region

The River Mersey is the marine artery of Liverpool City Region (LCR), with the historic city waterfront central to the fast-paced development of the region.

Our progress in riverfront development at Liverpool Waters, Wirral Waters and North Liverpool (including new Everton stadium) demonstrates the ongoing regeneration of Liverpool City Region. Our critical port infrastructure, shipbuilding facilities and road connectivity to the rest of UK ensure Liverpool City Region has a prosperous future.

Mersey Tidal is an essential project for our Net Zero ambition and a central cog in providing clean, marine energy to our residents as we look to decarbonise our region through electrification.

- LCR Freeport supports the development of 310ha of land with 675,000sqm of commercial development creating over 10,000 new jobs.
- The LCR Life Science Investment Zone will attract c£500m of investment into key life science cluster locations across the City Region from 2024 -2029.



1.



2.



3.



4.



5.



6.

1. Liverpool is a strategically important port -facing west and handling half of the UK trade with North America. Our Freeport status provides a platform for further investment and growth.

2. The new stadium for Everton Football Club, on the banks of the Mersey in North Liverpool is due, for completion for 2024-25 season.

3. Our historic waterfront area at the Pier Head, with the Three Graces, of the Royal Liver Building, The Cunard Building and the Port of Liverpool Building define the Liverpool skyline and are internationally recognised.

4. The 500 acres Wirral Waters development on the left bank of the Mersey, is transforming the area around the old floats (docks) to create new neighbourhoods.

5. Cammell Laird is a strategic UK shipbuilding and repair facility on the Mersey, at the heart of our maritime industry with capacity for constructing and maintaining passenger, research and defence vessels.

6. The Mersey Gateway Bridge opened in 2017 as an essential infrastructure upgrade, between Runcorn and Widnes in Halton, providing much needed additional transport capacity with a six-lane highway improving connectivity and journey times.



# Investment Opportunities – Innovation

Discover a world of innovation investment opportunities within the vibrant landscape of the Liverpool City Region.







## Maghull Health Park

Maghull Health Park spans 42 hectares, housing Europe's largest complex secure mental health services and sector leading clinical excellence for serious mental illness.

Maghull Mental Health and Digital Research Centre, a pivotal hub dedicated to advancing digital mental health research covers 10 ha of the larger site and aims to span 320,000 sqft to facilitates medical research, technology and data-based services, offering a fertile ground to revolutionise mental health care and research practices.

In collaboration with the University of Liverpool, Mersey Care has invested a substantial £10.5 million to establish the Mental Health Research for Innovation Centre. Furthermore, their partnership with Microsoft yielded the UK's pioneering Mental Health Trusted Research Environment, while their collaboration with Holmusk focused on predictive AI and clinical interfaces.

Liverpool City Region's ambition is to lead the charge in mental health research and innovation, fostering a robust digital health tech economy. The health park within the premises presents a unique research and product testing facility, attracting global collaborators

to propel the region as a centre of excellence for digital mental health innovation. This strategic initiative promises not only economic growth but also job creation and the opportunity to shape the future landscape of mental health care.

### Quick facts

#### Location:

Maghull Health Park is close to M58 and two train stations, with a 20 min journey time to Liverpool City Centre. Most of Manchester, Cheshire, and Lancashire can be accessed within 30 mins.

#### Total Site Area:

42 Hectare Site

#### Owner:

Mersey Care

#### Suitable Uses:

Digital mental health research, innovation, training and manufacturing. Test facility for secure products supported by NHS accredited clinical teams.

#### Planning Status:

Local Plan designation for education & care institutions including health related businesses within the life sciences sector.



## Neon at Earlsfield Park

Neon, situated within Earlsfield Park in Knowsley, is an esteemed employment hub with recent infrastructure enhancements and planning permissions. It's part of a landscaped area alongside new residential developments and offers ancillary services for employees. Strategically located near major roadways like the M57, M6, and M62, it's easily accessible to other business hubs including Knowsley Business Park.

Developer Marshall CDP plans to commence the construction of Phase 1, featuring five bespoke industrial units totaling 197,500 sq ft, with sustainability as a core focus. These units will boast top-notch specifications and eco-friendly features.

Phase 2 aims to offer 106,500 sq ft of customized space tailored for the Health and Life Science sector aimed to capitalize on growth opportunities within the established cluster of Research and Development, advanced manufacturing, and life science businesses.

Neon has secured £4m in Investment Zone funding and stands to benefit from Liverpool City Region's Freeport status, pending successful applications. This status offers various

duty exemptions and benefits. The development aims to tap into the existing cluster of research, advanced manufacturing, and life science businesses in Knowsley and the wider Liverpool City Region, making it an attractive prospect for companies seeking growth opportunities.

### Quick facts

#### Location:

Knowsley, in a highly prominent position close to junction 2 of the M57, with easy access to the M6, M62, A580 East Lancashire Road and other business locations including Knowsley Business Park and Kings Business Park. 15 minutes journey time to Liverpool City Centre and 30 minutes to Manchester.

#### Total Site Area:

13 hectares of employment land, 13 hectares of green space

- 650 new jobs
- £18.7m GVA to local economy
- Part of the £4m LCR Life Sciences Investment Zone
- 800 construction jobs
- £62m overall investment





## Project Halo

Project Halo is a 5-acre development site adjacent to Glass Futures and the Town Centre of St Helens with scope to accommodate up to 85,000 sq ft of life science laboratories, innovation, manufacturing and storage space. The site is part of the LCR Life Science Investment Zone which qualifies it to offer 5 years of 100% business rate relief, 3 years of eNIC reliefs, SDLT relief, ECAs (100% year 1 allowances) and SBAs (10%, 10-year allowances). Qualifying businesses who import and export will also benefit from the LCR Freeport Customs benefits.

Network Space, the appointed Development Manager, is working closely with landowner, St Helens Council to bring forward a planning application later in 2024 once the scope of the scheme and its contribution to the investment zone have been identified and agreed. The programme allows for planning to be secured by the end of March 2025 and a construction period starting in 2025/26.

### Opportunity

A life science focused development of up to 85,000 sq ft aimed at attracting pre-let occupiers seeking occupation from April 2026. The site has the potential to employ over 300 people and make a significant contribution to the life science innovation and manufacturing cluster in St Helens and Liverpool City Region.

### Land Options

Land purchased by St Helens Borough Council to facilitate a development within the LCR Life Science Investment Zone.

#### Location

St Helens Linkway, St Helens

#### Development TYPE

Labs, B2, B8 focused on manufacturing Life Science occupiers

#### Total Site Area

5 acres

#### Planning Status

Previously developed land, no planning status  
Detailed application to come forward in 2024  
Potential Development Value  
£15-18m (estimate)

#### Tenure

Mix of Freehold and Leasehold, subject to occupier requirements. Preference for 15-year (minimum) Leasehold. Freehold currently with St Helens Borough Council.

### Capital Investment

#### Location

St Helens Linkway, St Helens

#### Developer

St Helens Borough Council with Development Management by Network Space

#### Total Site Area/Development Size

5 acres, up to 85,000 sq ft

#### Suitable Uses

Life Science focus, labs, manufacturing , storage and distribution, R&D

#### Development Timescale

Q1 2024 - Feasibility  
Q2 / Q3 2024 - RIBA 2  
Q4 2024 / Q1 2025 Planning  
2025/26 Development

#### Gross Development Value

Circa £15-18m, depending on structure, product mix, subject to feasibility

#### Investment Sought

Returns/Yield  
Potential for development sale shortly after completion.  
Yield dependent on occupier mix, circa 6-7% (estimate)

### End User

#### Location

St Helens Linkway, St Helens

#### Size

Several unit sizes possible 10,000 sq ft - 50,000 sq ft  
Overall: up to 85,000 sq ft subject to configuration and parking / delivery requirements.

#### Suitable Uses

Life science focus, labs, B2, B8  
Tenure  
Quoting Rent (lease) - TBC  
Price (sale) - TBC





## Paddington Village: Knowledge Quarter Liverpool

Paddington Village, Liverpool City Council’s £1 billion flagship development site, is located at the eastern gateway to the KQ Liverpool Innovation District and has been earmarked for up to two million sq ft of science, technology, education, health and residential development.

At 30 acres, Paddington Village is a sizeable urban village which is being developed in phases, with the central phase well underway. The development is a great place to live, work, learn and discover, with high quality Grade A workspace, education and health facilities, an upscale hotel, residential opportunities and is surrounded by stunning public realm.

### Opportunity

At Paddington Central a number of developments are now complete. The Spine is a 160,000 sq ft Grade A office which has been occupied since May 2021. The 14-storey landmark building has achieved WELL Platinum certification, the highest level of accreditation, that recognises the wellness of occupiers with many bespoke features having been incorporated in the design of the building. The University of Liverpool International College, Paddington Community Diagnostic Centre,

Paddington Village 1,200 space multi-storey car park and a 221 bed Novotel are also complete.

Sciortec Developments Limited (Sciortec) has agreed terms with the Council to develop HEMISPHERE, a purpose-built development that will provide a bespoke home for cutting-edge commercial and academic laboratories, alongside Sciortec’s flexible, all-inclusive workspace product, Sciortec AI, and a range of amenities including a coffee shop, wellness suite, cycle storage with electric bicycle charging and shower facilities.

### Quick facts

- Location:** Knowledge Quarter, Liverpool, Liverpool City Centre
- Developer:** Liverpool City Council / Sciortec Developments Limited
- Total Site Area:** 12 hectares / 30 acres
- Suitable Uses:** Residential, education and commercial uses, especially life sciences and healthcare
- Potential Development Value:** Up to £100m at Paddington Central
- Delivery Timescale:** 2017 – 2027

## Sci-Tech Daresbury

A jewel in the crown of the North West, Sci-Tech Daresbury is a National Science, Technology and Innovation Campus. Home to UK Research and Innovation’s northern laboratory - STFC’s Daresbury Laboratory, who have pushed the boundaries of science and technology for over fifty years making scientific breakthroughs that changed the world. It has been leading the industrial renaissance of the Liverpool City Region for more than a decade both attracting and developing science and innovation on a par with the most advanced facilities in the world.

A Joint-Venture between developers Langtree, the Science and Technology Facilities Council (STFC) and Halton Borough Council, Sci-Tech Daresbury is where entrepreneurs and scaling businesses sit alongside international giants. With more than 2,000 people working on campus, it is currently home to IBM Research and Hitachi, with leading edge facilities in areas such as AI, data analytics and digital manufacturing. Home to around 150 high-tech companies in areas such as advanced engineering, digital, life sciences, materials, health-tech, and clean technologies.

### Opportunity

Sci-Tech Daresbury has an ambitious growth plan to develop almost 1 million sq ft of space for science and technology and business and research use creating up to 10,000 jobs. The campus offers a range of laboratory, office, and workshop space, enabling businesses to both start their journey and scale-up on campus, creating a home for life. As a UKRI national laboratory site, it has an international technology reputation making it attractive for international science and technology businesses looking to establish a strategic business,

technology, or innovation centre activity in the UK.

The latest phase of development, Violet, completed in February 2022 delivering a 43,000 sq ft Grade A office and innovation space across 3 buildings. Outline consent has been obtained for Phase Two of Violet, comprising a total 180,000 sq ft. The JV is currently progressing the detailed design of development comprising c.80,000 sq ft of laboratory and office space.



### Quick facts

- Location:** Daresbury, Halton Junction 11 M56
- Developer:** Sci-Tech Daresbury / Langtree
- Total Site Area:** Up to 1 million sq ft
- Suitable Uses:** Stand-alone facilities up to 100,000 sq ft for either single or multi-occupancy use. Smaller offices, laboratories and workshops are available within existing buildings
- Potential Development Value:** Circa £200 Million
- Delivery Timescale:** 2019 – 2035





## St Helens Manufacturing and Innovation Campus

The St Helens Manufacturing and Innovation Campus is comprised of a mix of redevelopment, growth and land development projects on the former United Glass and current NSG Pilkington UK Watson St site. The location will see significant investment in refurbished, expanded and new life science manufacturing and innovation accommodation and capability. The clustering of existing manufacturing and innovation operations with the opportunity of vacant development land is intended to further extend the benefits of the location to attract investment into these centrally located development sites.

The Campus is supported by St Helens Council, SINA Medical Glass, Inovus Medical, Glass Futures, NSG Pilkington and Network Space.

From the commencement of the Investment Zone in April 2024:

- SINA Medical will re-develop the former United Glass Warehouse into a modern medical glass manufacturing location.
- Glass Futures will expand its innovation capability to support innovation in life science products with a new centre of excellence in medical glass.
- St Helens Council and Network Space will bring forward a life science development - Project Halo - on the 2.1 hectare (5 acre) development site adjacent to Glass Futures which has the potential to accommodate future growth by Inovus.
- St Helens Council and NSG Pilkington will bring forward a masterplan for the 12.5 hectare (31 acre) mixed use development of the Watson St site, due to cease glass production in Q1 2024.

## Watson St Works

Watson Street is a 12.5 hectare (31 acre) mixed use development site adjacent to St Helens town centre with scope to accommodate a range of residential, research and development, commercial and light industrial uses.

The site is part of the LCR Life Science Investment Zone which qualifies it to offer 5 years of 100% business rate relief, 3 years of eNIC reliefs, SDLT relief, ECAs (100% year 1 allowances) and SBAs (10%, 10 year allowances). Qualifying businesses who import and export will also benefit from the LCR Freeport Customs benefits.

Initial master planning indicates that 413 new homes alongside 44,348m2 of commercial and industrial floorspace could be accommodated. This strategic site is immediately south of the English Cities Fund town centre regeneration area.

The site is currently an employment site earmarked for redevelopment from 2024 onwards. Watson Street has been at the centre of global manufacturing and innovation for nearly 200 years. The regeneration proposals provide opportunity to celebrate the unique heritage and history of the site while securing a vibrant future legacy by creating 1000 new jobs and securing £400m GVA of additional economic value to the town.

Watson Street is in a key strategic location, benefitting from close access to the M62 Motorway via the primary route network as well as local pedestrian access to rail and bus stations with regional and national links.

The owner/occupier and St Helens Borough Council are working together to prepare a Masterplan for the development that will be consulted on

in late summer of 2024 and considered for approval by the Council by the end of 2024.

### Opportunity

A large, unique, single ownership development site with emerging masterplan for 400 new homes and 44,348m2 of commercial, R&D and industrial floorspace capable of supporting plans to regenerate the town centre and create 1000 new jobs.



## Quick facts

**Location:**  
Canal St, St Helens

**Total Site Area:**  
12.5ha, 31 acres

**Developer:**  
Masterplan led by St Helens Council and NSG Pilkington

**Suitable Uses:**  
Emerging masterplan for residential, commercial, R&D and industrial uses targeted at Life Science sector

- Other:**
- LCR Life Science Investment Zone Tax Site
  - Potential LCR Freeport Customs Site
  - Part of St Helens Manufacturing & Innovation Campus



# Investment Opportunities – Town Centre & Mixed Use

Explore investment prospects in the Liverpool City Region, where vibrant town centers and mixed-use developments offer diverse and promising opportunities for growth and prosperity.







## Bootle Town Centre

Bootle is a perfectly located town centre, 13 minutes by road or 11 minutes by rail from Liverpool City Centre. Digital connectivity is also first class with Sefton at the junction of two major international data cables and part of the LCR Connect ultrafast, gigabit-capable network. As a result, no location can offer better digital connectivity.

The labour catchment area for Bootle is over 1.8m working age people within a 45-minute commute. It is home to large-scale public sector employers in the town's office quarter and is the main campus of Hugh Baird College, where over 5000 students attend one of Liverpool City Region's leading education providers.

Inside the Liverpool City Region Freeport Zone, Bootle is the location of the Liverpool2 deep-water container terminal at the Port of Liverpool, representing huge opportunities for associated investment. Connected by the A5036 dual carriageway, two miles to the west of the port and less than 1.5 miles from the national motorway network is Atlantic Park, a 52-acre development of new industrial, storage and distribution space.

At the heart of the town is Bootle Strand Shopping Centre. With £20m UK Government Levelling Up Funding awarded and further public sector funding committed, a transformation project is underway to significantly repurpose the 400,000 square foot site, creating a broader range of services and uses for the local community. Owned by Sefton Council and with enhanced digital connectivity (through LCR Connect), this major redevelopment will transform the shopping centre physically, economically and socially. The newly created canal-side Salt and Tar event space has already started this process by successfully increasing footfall and economic activity in the town centre.

With the appointment of a contractor for Phase 1 of this 4-phase, £100m 10-year programme imminent, Sefton Council is seeking investors to work with them on this exciting opportunity.



## Bootle Strand

The Bootle Strand is a 400,000 square foot shopping centre at the heart of Bootle Town Centre, a 13 minute drive from Liverpool City Centre, adjacent to the Port of Liverpool / Liverpool Freeport and well connected to UK mainline rail stations. Bootle also benefits from enhanced digital connectivity (through LCR Connect).

The Centre and surrounding land next to the Leeds and Liverpool canal is wholly owned by Sefton Council who have brought forward plans for a major redevelopment that will transform the town centre physically, economically and socially.

Sefton Council is seeking investors and end users for the Bootle Strand Re-purposing Programme, a £100m regeneration programme in 4 phases over 10-years with plans for Phase 1 already well developed and underway with £20m UK Government Levelling Up Funding awarded in 2023 and the operating 'Salt and Tar' canal-side event space. The programme will re-purpose and refurbish the shopping centre for a wide variety of new uses, including food and beverage, leisure and entertainment, health and education as well as high quality retail.

## Quick facts

**Location::**  
Bootle

**Total Site Area:**  
400,00 sq ft / 42 hectares (wider town centre)

**Developer:**  
Sefton Metropolitan Borough Council seeking investment partners and end users

**Suitable Uses:**  
Town centre uses including leisure, F&B, Health, Residential, Hotel, Education, Digital IT and Data services

**Planning Status:**  
Bootle Area Action Plan underway to support wider transformation programme

**Delivery Timescale:**  
0-10 years (2023 - 2033)





# Canning Place

## Opportunity

Canning Place, the former Merseyside Police Headquarters, is a 2.64-acre site on The Strand, Liverpool’s world-renowned waterfront, and is one of the city’s most exciting prospects for development.

This stunning, prime location is adjacent to the city’s key retail and leisure destination, Liverpool One, and within close proximity of Albert Dock, Liverpool’s Three Graces and Kings Dock (including M&S Bank Arena, ACC Liverpool and Exhibition Centre). With excellent transport links, the site sits at the entry point to the Baltic Triangle, which was recently ranked as the 11th ‘coolest neighbourhood’ in the world by Time Out.

## Background

Merseyside Police and Crime Commissioner (PCC), Emily Spurrell, is in the early stages of considering options for the disposal of the former Merseyside Police Headquarters at Canning Place as part of the ongoing implementation of the Estate Strategy for Merseyside Police. Soft Market Testing is underway incorporating developer, stakeholder and public engagement, which will then lead to site disposal expected during 2025.

Following completion of this exercise, a Memorandum of Understanding (MOU) will be agreed between the PCC and Liverpool City Council. The MOU will outline agreed principles of development including, viability, quality and quantum of development, acceptable uses, suitable scale and massing and any other material considerations. Colliers (appointed agent) will then commence marketing the opportunity to the local, regional, national, and international market.

## Quick facts

- Location:** Former Merseyside Police HQ, The Strand, Liverpool Waterfront
- Total Site Area:** 2.64 acres
- Tenure:** Freehold
- Suitable Uses:** hotel / offices / retail / leisure / residential / cultural
- Development Timescale:** 2025 onwards



# Halewood Retail and Leisure Expansion

## Opportunity

Halewood is currently undergoing major growth with over 1,300 new homes being constructed in the East of Halewood. The Government has awarded Knowsley Council £15.3 million from Round 2 of the Levelling Up Fund for major improvements throughout the town.

Plans include an expansion of the local district centre, improvements to greenspace and leisure facilities, as well as funding improvements to walking and cycling connectivity throughout the town and to employment areas. The improvements will address significant health inequalities, tackle the climate emergency, and address access issues to employment.

Knowsley’s bid for Halewood was focussed on providing additional facilities and infrastructure to support existing and new residents of the town. The plans also include an improved retail and leisure offer to meet demand. Knowsley Council has recently conducted a consultation in Halewood and is now continuing its work to develop and finalise its exciting plans for the town.

As part of the ambitious Levelling Up bid proposals there is an ambition to improve and expand the towns retail and leisure offer through potential expansion of the existing District Centre. This may provide an opportunity for mixed use development including large floorplate retail and other associated retail, leisure and commercial offers.

## Quick facts

- Location:** L26 0AD
- Developer:** Knowsley Council / Developer sought
- Site Area:** Up to 3 acres
- Suitable Uses:** Retail, Leisure, Commercial





## Huyton Town Centre

Huyton is a popular residential area boasting well established local amenities in a prime location on the M62 corridor with regular direct train services to Liverpool, Manchester and other major North West towns and cities. At its heart is Huyton Village, home to the council’s administrative headquarters, a mix of national and local retailers serving the 55,000 residents living in the local area and boasting a growing food and drink economy.

Knowsley Council has appointed Genr8 Kajima Regeneration Ltd as Development Management Partner to support the delivery of an ambitious 10-year development plan for Huyton Town Centre. Work has already commenced on these plans with 14 shop fronts benefitting from a contemporary makeover which has helped to create a growing food and drink offer and night-time economy, a gateway lighting project has been completed and several key sites are primed for development. The Council’s ambitious plans for Huyton Town Centre include a new mixed use commercial development including new homes, a hotel, new commercial offices, anchored by a new civic campus centred around an attractive new Village Green. To progress these plans, Development Management Partner Genr8 Kajima Regeneration Ltd has undertaken a

programme of site investigations and has now submitted a planning application for further demolitions and infrastructure works that will enable development to commence subject to the funding for the development being secured.

### Opportunity

The Council and Genr8 Kajima Regeneration are keen to speak to prospective end users of these developments. A number of other development opportunities are also available in Huyton and the Council would welcome any enquiries from developers and potential operators.

### Quick facts

- Location:** Huyton Town Centre, Knowsley, L36 9UX
- Developer:** Knowsley Metropolitan Borough Council seeking investment partners and end users
- Total Site Area:** 11 acres
- Suitable Uses:** Commercial office space, residential, leisure, hotel
- Delivery Timescale:** 0 - 10 years

## Kirkby Town Centre

Kirkby has a bustling town centre that has benefitted from more than £100 million public sector investment into new facilities including a health centre, bus station, library, gallery, new market and public realm improvements. Knowsley Council acquired the town centre in 2019 to deliver a new modern retail development and drive wider regeneration of the area. The first phase of this new retail development completed in 2021 and has delivered a new 94,000 sq ft town centre extension anchored by a 45,000 sq ft Morrisons Supermarket alongside lettings to KFC, Taco Bell, Home Bargains, Pure Gym and most recently Coffeehouse.

The Council’s investment in the town centre has attracted more than 20 new businesses to Kirkby. The transformation of Kirkby Town Centre continues apace as the multi-storey car park is being fully refurbished into a more sustainable “travel hub” supporting existing businesses, employees and providing a catalyst to attract new businesses and employers into Kirkby Town Centre. Neighbouring Central House has already secured a new tenant who will occupy a full floor for over 200 staff.

The Council has ambitious plans for Kirkby Town Centre and is committed to develop a major cinema, leisure and food and beverage offer in the town centre. A new inflatable park will soon occupy a two-storey building on Cherryfield Drive with a food and drink market on the upper floor.

### Opportunity

A number of prime town centre sites, including the prominent 3.5 acre Kirkby Gateway site, are also immediately available for mixed used development including opportunities for hotel, commercial office and high density

residential. The site is supported by a fully refurbished, 329 space multi car park, due to open Spring 24, and sits directly adjacent to the town centre and an existing bus interchange. 1081 new homes have been built in the town since 2019 with plans for a further 800 on land directly adjacent to the town centre. A new railway station at Headbolt Lane, just a few minutes’ drive from the town centre, has also been completed recently.



### Quick facts

- Location:** L32 8SF
- Developer:** Knowsley Council / Offers Invited
- Site Area:** Range of sites up to 3.5 acres
- Suitable Uses:** Mixed use including, commercial office space, leisure, hotel, retail
- Delivery Timescale:** Planning permission secured for an additional 35,000 sq ft of retail floor space





# Liverpool Waters

## Opportunity

Liverpool Waters is an ambitious 30-year vision to transform the city’s northern docks, creating sustainable world-class, high-quality, mixed-use waterfront neighbourhoods, bringing life back to the historic docklands. As the largest single development opportunity in the city, Liverpool Waters is a seamless extension of Liverpool’s Commercial Business District and its iconic world heritage waterfront.

Completed residential projects in the last three years total 667 new homes, with over 550 new homes currently under construction. With Everton FC’s new stadium and the new Isle of Man Ferry Terminal, there is approximately £1bn of live projects across Liverpool Waters.

## Background

This multi-use development incorporates offices, visitor attractions, retail, leisure, education, an international football stadium as well as a significant residential presence. The next area to see transformation is Central Docks. With outline permission for approximately, 350 homes, up to 25,000 sqm of commercial, leisure and retail and up to 18,000 sqm of hotel development, this is the largest of the five neighbourhoods planned for Liverpool Waters.

The full planning application for Central Park and the enabling infrastructure, was approved in March 2023 and will pave the way for the development of a new sustainable, mixed community that will be delivered over the next 10 years. Working with partners Peel Waters will invest in the site over the next three years, unlocking nine development plots surrounding a 1.9ha park which will completely transform the area. Work will commence on the infrastructure in quarter 4 2024.

## Quick facts

- Location:** Liverpool Waterfront
- Total Site Area:** 60 hectares / 148 acres
- Developer:** Peel Waters
- Suitable Uses:** Office / Commercial / Residential / Hotels / Leisure
- Planning Status:** Outline planning consent for 20 million sq ft of mixed use floorspace. Detailed planning consent obtained for 80,000 sq ft of office space
- Potential Development Value:** £5 Billion+
- Delivery Timescale:** Phase 1 underway



# Prescot Town Centre

Prescot is a town with a unique and rich heritage which is at the heart of the town’s cultural rejuvenation. This is largely inspired by the new Shakespeare North Playhouse, an iconic new theatre and education facility which opened its doors in July 2022. Significant public and private investment in many of the town’s historic buildings and public realm has led to the opening of new bars and restaurants, independent retailers and vibrant indoor and outdoor community spaces. Prescot is well connected with a train station connecting the town to Liverpool and Manchester and within easy reach of the strategic road network.

## Opportunity

Prescot Shopping Centre, located on the main pedestrianised high street in Prescot Town Centre, was purchased by Knowsley Council in December 2022. The shopping centre, including the adjoining car park is a key opportunity site within the town centre. Beyond this site, Prescot has a wide range of further residential, leisure and commercial opportunities available within the town centre and surrounding area including gateway sites and major mixed-use opportunities.

## Quick facts

- Location:** Knowsley, in a highly prominent position close to junction 2 of the M57, with easy access to the M6, M62, A580 East Lancashire Road. Prescot Town Centre is also well served by Prescot railway and bus stations.
- Developer:** Knowsley Metropolitan Borough Council seeking investment partners and end users
- Suitable Uses:** Residential, leisure, commercial





## Southport Town Centre

Located in the north of Liverpool City Region and bordered by miles of beautiful and ecologically important coastline, Southport is one of the most attractive places to live and visit in the UK. The town is centrally located with 1 million working-age people within a 45-minute commute, excellent national road and rail connections, access to two international airports and a major seaport.

The superb coastal environment attracts 9 million visitors per annum and has huge potential for future growth. As a town founded on tourism, Sefton Council has continued to invest in Southport's visitor economy and in 2021 secured £37.5m UK Government Town Deal Funding for key regeneration projects including:

- The Marine Lake Events Centre (MLEC), a £73m multipurpose events centre capable of holding entertainments shows, touring theatre acts, conferences and exhibitions, complemented by a spectacular Marine Lake water and light show, the first of its kind in the UK. When complete, the centre is expected to attract over 500,000 visitors a year

to Sefton, contributing over £18m annually to the local economy.

- The Les Transformations de Southport project to improve connectivity across Southport town centre and the waterfront, creating new public space and improving pedestrian and cycling routes. Recognising the importance of public areas, this project will help transform the town centre, setting the standard for other improvements.
- The regeneration of Crown Buildings to deliver the Enterprise Arcade, a hub for individuals, freelancers and small traders taking their first steps in setting up and growing their business.

Creating over 300 construction jobs, 1,000 new permanent jobs and bringing an extra 1 million annual visitors to Southport, the increase in development opportunities and growth in private sector interest created by the Town Deal are indicative of Sefton Council's ongoing commitment to attracting investment into Southport town centre.



## Southport Fairways

The visitor economy (including business tourism) is a key element of the economic future of Southport, worth over £518m annually. The town attracts over 9 million visitors a year and is host to national events such as the Southport Air Show, Southport Flower Show and has hosted The Open Golf Championship on 10 occasions.

Southport Fairways Park and Ride is a 6-acre Council owned site to the north of the town centre which adjoins Southport Golf Links Course and is adjacent to the £73m Marine Lake Events Centre development.

A development opportunity is available for high-quality visitor accommodation (including hotel and self-catering accommodation), associated parking and other complementary leisure facilities to support the existing golf course and tourism & events sectors. Sefton Council would consider proposals on their individual merit.





## St Helens Town Centre

St Helens is perfectly positioned at the heart of the North West, having a proud industrial heritage with innovation at its core alongside strong Council leadership and a best in class delivery partner, the English Cities Fund (ECF).

St Helens Borough Council has entered a 20-year partnership with ECF that will deliver a range of investment opportunities across the borough. Initial activity includes a Council investment of £69m for the first phase of a £200m town centre masterplan, to provide commercial, leisure and housing opportunities in St Helens town centre.

### Opportunity

A unique opportunity to deliver the most sustainable commercial office in the UK, designed as a mass timber frame construction with the lowest operational energy design in the Liverpool City Region (set to achieve NABERS 5.5\* and a potential to be NABERS 6\*, the first in the UK). The office (Plot 3) is a core component at the heart of a major £200m investment transforming the heart of the town centre with a new quality branded hotel, new indoor market, transport interchange, residential and commercial components within an extensive high-quality public realm.

The key elements of the office is:

- 49,700sqft (4,617m<sup>2</sup>) NET of Grade A office space next to new transport hub.
- 13,530sqft (1,257m<sup>2</sup>) NET typical floor plate.
- Low carbon, low energy timber frame office.
- LETI rating B · NABERS 5.5\* (with 6\* potential).
- Health and wellness supported by mixed mode ventilation with openable windows.
- Exposed timber structure.
- Exposed mechanical and electrical services.
- 4th floor south facing terrace.

## Quick facts

### Location:

St Helens Town Centre

### Total Site Area:

75,070 sq ft GIA (6,975m<sup>2</sup>)

### Developer:

St Helens Borough Council / The English Cities Fund

### Suitable Uses:

Grade A Office

### Planning Status:

Outline consent and reserved matters expected March 2024

### Estimated Development Value:

£16m+

### Delivery Timescale:

Phase 1 development to commence Summer 2024



## Liverpool City Region #Leftbank

Wirral is Liverpool City Region's Left Bank, an area being re-cast for the innovators, creators, makers, designers and disruptors that help drive every economy forward. And whilst the hashtag #LeftBank has laid the groundwork on social media, it's the opportunities that this represents which are capturing investors' and developers' interest. Masterplans have been prepared for projects throughout the Left Bank, from Bromborough through Birkenhead, Wirral Waters, Seacombe, Liscard and on to the popular resort of New Brighton. Several are already becoming a reality, whilst site preparation and land assembly gets underway in tandem.

The scope is as breathtaking as it is imaginative: Birkenhead's take on New York's famous Highline, Dock Branch Park, has so captured the public's imagination that a new neighbourhood is planned to exploit its appeal. St Werbergh's will deliver the complete transformation of the area around Central Station, with the removal of unsightly flyovers freeing land for development and new public realm whilst ensuring the town centre becomes integrated with the emerging Hind Street urban village.

New Grade A office space delivered by Wirral Growth Company signifies completion of the first phase of

Birkenhead town centre's renaissance. And with the council owning Birkenhead's two shopping centres, its enhanced asset management strategy is drawing in shoppers and new tenants like never before.

But it is at Woodside, with its stunning views of Liverpool's waterfront, that the most ambitious plans are emerging. Its masterplan proposes a scale and scope befitting the finest urban panorama in Britain: new homes, hotels, offices and leisure space matched by outstanding public realm and new transport infrastructure.

The new hotels will play their part in supporting a thriving tourism industry. Wirral is home to the world's most prestigious golf tournament, the Open, and is currently enjoying its time as the region's Borough of Culture, showcasing the area's rich vein of cultural assets. Visitors always note the architecture, too – after all, the country's largest Grade 1 listed square is at the heart of Birkenhead's late-Georgian grid plan. Crowd pleasers such as the Eureka! science and discovery centre and our transport museum add to our miles of beaches, rolling countryside and pretty villages to give further impetus to a growing part of our economy.

The stage is being set for Britain's best developers and investors to play their part in delivering a transformation that will capture the country's imagination. The task of procuring development partners will begin shortly: talk to us to play your part.





## Wirral Waters

Peel Waters is the largest regeneration project in the UK by consented floor area. The vision consented by Wirral Council is for a highly sustainable and healthier, mixed use, mixed income project that is ‘of Wirral’ providing a counterpoint to Liverpool. The project forms part of the Mersey Waters Enterprise Zone (EZ) and Wirral Housing Zone. Following the Liverpool City Region being awarded Freeport status in 2021, the MEA Park neighbourhood and Northside area of Wirral Waters will also become a Freeport Tax Site.

Wirral Waters is in delivery mode. A 25,000 sq ft office known as the Hythe completed in December 2021. New public realm has also been installed creating new green space, streetscapes and cycling infrastructure that will promote active travel. The residential neighbourhood ‘Northbank’ is set to deliver 1,100 new homes in the next three years.

The first Phase of Redbridge Quay comprising 30 low-carbon and modular homes are now completed. This is the first phase of 350 modular homes. The £130m transformational Millers Quay residential project is now on site. Millers Quay comprises 500 highly-sustainable 1 and 2 bedroom apartments delivered in partnership between Peel Waters, Wirral Council, Pensions Insurance Corporation and contractor Grahams.

An exciting pipeline of mixed use projects will be coming to the market in 2024/25 including the 1 million sq ft MEA Park, a centre for local amenities at Egerton Village and the Maritime Knowledge Hub.

### Opportunity

Initial development activity is to be clustered in three neighbourhood areas: ‘Four Bridges’, ‘Northbank’ and ‘MEA Park’ at West Float. Planning permission is in place for 20m sq ft (2m sq m) of floor space including up to 13,000 residential units.

### Quick facts

- Location:** Wirral Waterfront, Wirral
- Total Site Area:** 202 hectares / 500 acres
- Developer:** Peel Waters
- Suitable Uses:** Office / Commercial / Residential / Hotels / Education / Advanced Manufacturing / Industry / Modular construction
- Planning Status:** Outline planning permission granted in May 2012
- Potential Development Value:** £5 Billion
- Delivery Timescale:** Delivery will be in phases. First phases are underway



## Woodside Waterfront

Over the past twelve months Wirral Council has focused on preparing the Birkenhead 2040 Regeneration Framework (BRF) to realise the ambition of a transformational regeneration programme along the Left Bank of the River Mersey stretching from New Brighton to Bromborough. This is one of the largest and most ambitious regeneration programmes in the UK with the potential to create up to 21,000 new homes over the next 20 years through a radical re-use of neglected and brownfield sites, underpinned by the emerging Local Plan.

### Opportunity

Wirral Council and a consortium of development partners, including Peel Waters, are seeking funding partners to contribute and be involved with the aspirational redevelopment of a prime Waterfront area of the Left Bank of the River Mersey with immediate panoramic views back across to the Liverpool waterfront. Wirral Council are kickstarting the regeneration opportunities in the area via an initial £23million public sector led infrastructure package of works at Woodside over the next two years. This fully funded intervention sees the revamp of the existing road network, delivers large scale public realm and active travel enhancements with a new park setting as its centre piece looking onto the River Mersey. This sets the

context to opening up the area to a mixture of unique development opportunities to create a new world class waterfront neighbourhood that would become home to in excess of 1500 people alongside hotels, bars, restaurants and a range of leisure uses. All of this is crystallised in a recently released Woodside Masterplan. Early schemes include a new Battle of the Atlantic attraction, whilst Merseytravel are delivering a new £10million ferry pontoon to secure the future of the area for services for the next 40 plus years. The area is also directly served by Hamilton Square Station which is only one stop / 3 minutes to Liverpool’s Pier Head.

### Quick facts

- Location:** Woodside Waterfront, Wirral
- Developer:** Wirral Council, Peel Waters, Merseytravel.
- Total Site Area:** 12 hectares / 30 acres
- Suitable Uses:** Residential, Leisure, Commercial
- Planning Status:** Masterplan Adoption 2024
- Potential Development Value:** £250million+
- Delivery Timescale:** 2024 - 2035





## Birkenhead Town Centre

Birkenhead town centre is the principal shopping, leisure and business destination for more than 300,000 residents and is the subject of ambitious regeneration plans to ensure it fully serves its prosperous hinterland.

Designed to a Georgian grid, its beautiful light sandstone terraces and squares offer a varied canvas for imaginative regeneration. Wirral Council is providing the strategic leadership and vision through its large landholdings and ability to direct the town centre's masterplanning - and its efforts are bearing fruit.

As owners of the two major – neighbouring – shopping centres, the council has implemented a new management and marketing regime which has brought about a sharp increase in footfall and spend, with retailers responding in kind. The associated land ownership is enabling the council to intervene to exploit new opportunities and bring the town centre's infrastructure and place-making up to modern tastes.

Birkenhead's historic market will be re-sited in a repurposed building, providing a major new visitor attraction and resource to residents. Its existing 110,000 square foot site is now earmarked for further development. Next door stand two new Grade A office blocks, home to the council's staff and to new employers. In a similar vein, the former House of Fraser site has been purchased and demolished to provide room for further strategic interventions. Both sites present major investment opportunities for partners keen to support the council's ambitious programme.

Guiding the council's approach are a series of masterplans designed to link the town centre's different functions, whilst improving its public realm and sense of place. And the private sector is responding in kind. Take Ion Developments' exciting mixed-user quarter planned around an elegant new public plaza facing Central Station. Its neighbouring Hind Street urban village to the south will link the town centre with the inner suburbs, taking advantage of the pending demolition of several flyovers around the Mersey tunnel entrance.

Such a large-scale intervention is not in isolation: more is planned, in particular at Woodside on the riverfront, which offers stunning views of Liverpool's stunning, ever-changing skyline. Work has commenced on a major public realm package in advance of securing development partners to deliver on its masterplan's ambition for a major mixed-use neighbourhood of hotels, offices, apartments, leisure uses and new public spaces.

Liverpool's Left Bank is changing rapidly. It is primed to exploit its large catchment, unique views and outstanding connectivity, with 7 town centre metro stations forming part of the UK's second oldest underground system.

The question for developers and funders is therefore not what part do you want to play? – valid as that is – but rather can you afford to miss out? Birkenhead town centre's regeneration is moving quickly, and we wouldn't want you to miss out.





## Dock Branch

The Birkenhead 2040 Framework sets out Wirral Councils vision, and the wider opportunities, for the transformational regeneration of Birkenhead. The Birkenhead 2040 Framework establishes a twenty year plan, and identifies nine different neighbourhoods which each have delivery programmes. The Framework identifies Dock Branch Park as a 'catalyst' project, and the area surrounding Dock Branch Park as new neighbourhood having the potential to deliver around 1,200 new homes in next 5-15 years.

This is a truly iconic and transformational project for the town. It will see the creation of a beautiful new linear park and active travel corridor along the disused Dock Branch Railway, one of the earliest railways in the country. It will bring to life a neglected gem of Birkenhead's heritage and link three key development areas: Wirral Waters, the Town Centre and Hind Street Urban Village. The park will become the centrepiece of a new neighbourhood through creative use of the surrounding sites. Dock Branch Park will provide much needed greenspace within the heart of the town, with an emphasis on wildlife, nature and play.

### Opportunity

Wirral Council are seeking delivery and funding partners to contribute and be involved in the aspirational redevelopment of the areas surrounding the Dock Branch Railway Corridor. Wirral Council are kickstarting the investment in the area with the creation of the new linear park, alongside numerous projects as set out in the Birkenhead 2040 Framework. The stage is being set for Britain's best developers and investors to play their part in delivering a sustainable transformation. The task of procuring development partners will begin shortly: talk to us to play your part.

### Quick facts

**Location:**

Dock Branch Railway Corridor, Birkenhead, Wirral

**Total Site Area:**

14 hectares / 34 acres

**Developer:**

Wirral Council

**Suitable Uses:**

Residential, Leisure, Commercial

**Planning Status:**

Masterplan Adoption 2024

**Delivery Timescale:**

2025 - 2040



## Mallory & Irvine Buildings

Mallory and Irvine buildings are the only Grade 'A' new build office to complete in 2023.

Developed as part of the Wirral Growth Company's partnership between Wirral Borough Council and Muse developments, the two buildings total c. 150,000 Sq ft of high quality office accommodation, in the heart of Birkenhead Town Centre and form the first phase of the £1bn town centre regeneration programme.

Wirral Borough council will occupy approximately 75,000 sq ft of Mallory building as part of their strategy to rationalise and consolidate their operational estate, with the remaining space in Mallory and the whole of Irvine Building available to the open market. These buildings are a real statement of intent from Wirral Borough Council and provide state of the art and environmentally friendly office accommodation, right in the centre of Birkenhead.

Forward funded by Canada Life Asset Management, these assets provide the highest quality office specification, whilst also meeting modern office occupiers needs and requirements for health and wellbeing, ESG, connectivity and amenity.

### Quick facts

**Location:**

Birkenhead Town Centre

**Developer:**

Wirral Growth Partnership

**Total Site Area:**

c. 150,000 sq Ft

**Suitable Uses:**

Office and ground floor retail / leisure/F&B

**Development Value:**

£75m





## Runcorn Town Centre

Runcorn boasts architectural beauty and significant investment potential, with major international companies like Atos, BAE Systems, Bentley, IBM, INEOS, and Unilever, alongside innovative SMEs, contributing to a productivity level 20% higher than the national average, and the economy added 9,500 jobs in the period 2013 to 2019. The town, strategically located on the Mersey, is well-connected to other growth hubs in the North West, with future HS2 connectivity reducing travel time to London to 74 minutes.

The long-term ambition to release the potential of Runcorn Mainline Station through the creation of a Station Quarter is already underway with the completion of a new road layout and high quality public realm in front of the station. The Council has made further strategic investments to allow the redevelopment of an existing building into a well-connected enterprise hub location within the Liverpool City Region. This project supports the broader redevelopment of the area creating quality spaces near to the Old Town.

The recent completion of the £600m Mersey Gateway Bridge and refurbishment of the Silver

Jubilee Bridge have sparked major redevelopment initiatives in Runcorn Old Town. The allocation of £23.6 million from the Town Fund aims to deliver the Reconnecting Runcorn plan, consisting of seven projects focused on improving local lives and boosting the economy through enhanced training, transport links, housing, and visitor attractions.

The vision for Runcorn is to transform the Old Town into an attractive and vibrant destination for work, living, and leisure. This entails creating a stronger local economy with diverse job opportunities, improving quality of life for residents, and maximizing the area's heritage, waterways, and culture to attract visitors. The strategy for achieving this vision includes reconfiguring existing infrastructure, investing in new local amenities, enhancing leisure and cultural offerings, and ensuring accessible services for all residents.

For more information on development opportunities in Runcorn, interested parties can contact:

Paul Corner, Regeneration and Business Growth Manager, at [paul.corner@halton.gov.uk](mailto:paul.corner@halton.gov.uk).





## Widnes Town Centre

Nestled in the Liverpool City Region benefiting from exemplary links to the rest of the country, Widnes is ideally located 20 minutes from Liverpool and 30 minutes from Manchester, and positioned on the motorway system and easy access to the rest of the UK.

As well as being a significant commercial centre the town benefits for the following retail concentrations High Street, Widnes Market, Green Oaks Shopping Centre, Widnes Shopping Park and Albert Square Shopping Centre.

The town centre is diverse, celebrating and reflecting and connected to the Widnes community and key assets. It provides a broad range of employment and business opportunities. It is the focus of Widnes' community, social and civic functions, including a thriving evening economy.

A strategy for Widnes will highlight a range of projects, many of which could come forward simultaneously, dependent on demand, resources, capacity and levels of interruption to the town centre.

However, potential for development in Widnes may well include:

- **Albert Square renewal:** Full redevelopment of site for mixed use development, including
- residential dwellings, car park and commercial uses.
- **Kingsway Leisure centre site:** Partly cleared site, but core use to become redundant upon development of Moor Ln site. Opportunity to repurpose the site.
- Potential for redevelopment of sites within triangle formed by **Grenfell St, Gerrard St and Widnes Rd** for mixed use development. This area constitutes a long-term regeneration opportunity to provide an entry statement to Widnes Rd and the core of the high street precinct, opposite Asda.

- **Bingo Hall and adjacent development sites:** refurbishment of building to improve amenity
- or redevelopment of site for expansion of Widnes Shopping Park.
- **Vacant premises along the High Street:** Investigate opportunities with landlords to bring back vacant retail units back into temporary use through the promotion of a scheme (which could incorporate financial incentives / planning flexibility) to provide a network of collaboration spaces along the High Street. This could provide a platform for start-ups to deliver creative workshops, galleries, pop up cafes, Yoga bars and street food which could add vibrancy to underutilised areas.
- Improvements to public area to **the Square outside Green Oaks** to provide attractive entry
- point and space for events/ social interactions.
- **Improved connectivity between**

**Widnes Shopping Park and high street:** Potential to vision the high street to the west of New Street to create a new public square, forging better visual connections with Widnes Shopping Park and providing a key space within the town centre heart to host the outdoor market, events and performances. This would also provide opportunity to create a new development block onto the space.

For an informal discussion please contact: Paul Corner, Regeneration and Business Growth Manager, paul.corner@halton.gov.uk



# Investment Opportunities – Industrial & Commercial

Prime locations and supportive infrastructure create the perfect environment for business success and expansion.







## Daresbury Park

Daresbury Park, situated adjacent to M56 Junction 11, is a 225-acre high quality business park which is home to head office, financial services and high-tech operations.

In a rural setting, it is fully managed, providing 24-hour on-site security and maintenance. High quality office accommodation ranges from 1,500 sq ft up to bespoke HQ office buildings of 500,000 sq ft. There are also design and build opportunities available on either a purchase or let basis.

### Opportunity

Daresbury Park presents a significant opportunity to occupiers to develop bespoke office properties of up to 500,000 sq ft. Developments are available for sale or to let presenting opportunities to occupiers as well as an investment.

### Quick facts

**Location:**  
Daresbury, Halton

**Developer:**  
Marshall CDP

**Total Site Area:**  
91.1 hectares / 225 acres

**Suitable Uses:**  
Offices

**Planning Status:**  
Planning consent for 1.6 million sq ft

**Delivery Timescale:**  
Ongoing



## HBC Field

HBC Field is a prominent greenfield site, with strategic road and rail links. The site forms part of 3MG, an established and successful logistics location with an operating intermodal rail terminal.

This site is identified in the Liverpool City Region Freeport Strategy and a planning application for a single unit over 550,000 sq ft suited to logistics and warehousing activities was approved in December 2022. New road access from the A562 / A5300 is in place as well as a rail connection to the West Coast Main Line and planning permission exists for new rail sidings to serve the site.

### Opportunity

Phase 1 of the site is now complete with Tier 1 rail supplier Alstom having opened its new Transport Technology Centre.

### Quick facts

**Location:**  
3MG - Mersey Multimodal Gateway, Widnes, Halton

**Developer:**  
Marshall CDP

**Total Site Area:**  
5.3 - 13.4 hectares

**Suitable Uses:**  
Logistics, warehousing

**Delivery Timescale:**  
2024 - 2025





## Haydock Industrial Estate

Haydock Industrial Estate in St Helens, at the heart of the North-West, is recognised as a highly desirable location for advanced manufacturing and major distribution facilities due to its strategic position on the M6 Motorway Growth Corridor, enabling access to both Manchester and Liverpool within 25 minutes.

### Link 23

Link 23 will offer the opportunity for occupiers to have brand-new, high-quality buildings for business, industry or distribution. The proposed 20-acre development has detailed planning consent for 287,414 sq ft across four units, ranging in size from 20,380 – 155,990 sq ft.

### Millfield Lane

Millfield Lane is a 50-acre development site allocated for employment use within St Helens Borough Local Plan to 2037 and will accommodate over 900,000 sq ft of prime industrial and warehousing accommodation.

### Link 23

#### Land Options

**Location**  
Haydock Lane, Haydock Industrial Estate

**Development TYPE**  
Industrial and Warehousing

**Total Site Area**  
20 acres

**Potential Development Value**  
£50m

**Tenure**  
Freehold

#### Capital Investment

**Location**  
Haydock Lane, Haydock Industrial Estate

**Developer**  
Canmoor

**Total Site Area/Development Size**  
20 acres/ 290,000 sq ft

**Suitable Uses**  
Industrial and Warehousing

**Development Timescale**  
2024/2025

**Gross Development Value**  
£50m

**Investment Sought**  
TBC

#### End User

**Location**  
Haydock Lane, Haydock Industrial Estate

**Size**  
20 acres/ 290,000 sq ft

**Suitable Uses**  
Industrial and Warehousing

**Tenure**  
TBC

**Quoting rent (lease)**  
TBC

**Price (sale)**  
TBC

### Millfield Lane

#### Land Options

**Location**  
Millfield Lane/Liverpool Road, Haydock Industrial Estate

**Development TYPE**  
Industrial and Warehousing

**Total Site Area**  
50 acres

**Planning Status**  
Allocated employment site within the St Helens Borough Local Plan to 2037. Full application submitted for a 10 unit industrial/warehouse scheme totalling 990,000 sqft

**Potential Development Value**  
£150m

**Tenure**  
Freehold

#### Capital Investment

**Location**  
Millfield Lane/Liverpool Road, Haydock Industrial Estate

**Developer**  
Canmoor

**Total Site Area/Development Size**  
50 acres/900,000 sq ft

**Suitable Uses**  
Industrial and Warehousing

**Development Timescale**  
2025/2026

**Gross Development Value**  
£150m

**Investment Sought**  
TBC

**Returns / Yield**  
TBC

#### End User

**Location**  
Millfield Lane/Liverpool Road, Haydock Industrial Estate

**Size**  
50 acres/900,000 sq ft

**Suitable Uses**  
Industrial and Warehousing

**Tenure**  
TBC

**Quoting rent (lease)**  
TBC

**Price (sale)**  
TBC





## North Perimeter Road

The site enjoys good access to the local, regional and national road network. North Perimeter Road connects to the East Lancashire Road (A580) via Perimeter Road and Coopers Lane (A5208). Junction 4 of the M57 is readily accessible 2.5 miles to the south. The M58 is also accessible 4 miles to the west. The site is located 10 miles north east of Liverpool and 32 miles west of Manchester.

The site sits at the northernmost part of Knowsley Business Park. The Business Park is home to well-known national names such as QVC, Matalan, Amazon, Virgin Media and Dairy Crest.

The port of Liverpool is 9 miles to the west, home to Liverpool2, a new £400 million deep-water terminal doubling the port’s container capacity, making it one of the country’s best equipped and connected terminals. The North Perimeter Road site is strategically located to satisfy both port and non-port related requirements.

### Opportunity

The 28 acre North Perimeter Road site provides a prime commercial development opportunity within Knowsley Business Park.

The superb location and the size of the site make this a fantastic development opportunity.

### Quick facts

- Location:** Knowsley Business Park, Knowsley
- Developer:** Knowsley Metropolitan Borough Council
- Total Site Area:** 28 acres
- Suitable Uses:** B2 General Industrial, B8 Storage and Distribution
- Timescale:** Available on the market by tender – bidding process currently underway (Spring 2024)



## Liberty Park

Liberty Park is a prominent 23 acre site with strategic road links. The site forms part of 3MG, an established and successful logistics location with an operating intermodal rail terminal. This site is identified in the Liverpool City Region Freeport Strategy and is suitable for up to 360,000 sq ft of B1/B2/B8 accommodation.

Direct road access to Liberty Park is available from the A562/ A5300 and planning permission is in place.

### Opportunity

Available proposed units for design and build are:

- Unit 150 - 150,000 sq ft
- Unit 211 - 211,000 sq ft

Both units can be combined to offer a single 360,000 sq ft unit.

The scheme is available on a build to suit basis providing the opportunity to tailor the specification and design to occupier’s specific requirements. The Logikor / Stoford development will be targeting EPC ratings of ‘B’ and a BREEAM rating of ‘very good’.

The outline consent allows for:

- 12m and 18m eaves.
- 50m service yards.
- Dock level and level access loading doors.
- Additional lorry parking provision.
- Institutional car parking provision.
- Bespoke tenant fit out available.

### Quick facts

- Location:** 3MG - Mersey Multimodal Gateway, Widnes, Halton
- Developer:** Liberty / Stoford
- Total Site Area:** 9.3 hectares / 23 acres
- Suitable Uses:** Manufacturing, Logistics, warehousing (outline planning permission granted for B1, B2 and B8)
- Delivery Timescale:** Phase 2 ready to commence





# Littlewoods

## Opportunity

A £60 million scheme to convert the Art-Deco former Littlewoods Building off Edge Lane into a world-class digital film and television studio complex. Building upon the success of The Depot’s sound stages the site will deliver 260,000 sq ft of commercial space this includes plans for two 20,000sqft studios, spaces for offices, workshops, studio support facilities and an education facility. A new roof garden is proposed and the central hanger will offer facilities for all site users and will provide five screens and space for events, food and beverage.

To facilitate delivery the project is split into two phases. Phase 1 is on site and comprises survey, investigation, remediation and design works, this phase aims to provide fixed costs to proceed with the procurement of the main building works in phase 2.

## Background

This development is a transformational scheme for Liverpool and the wider City Region. It presents an opportunity to build on an existing strength in TV and film production, bring high profile occupiers into the city and enhance Liverpool’s standing with investors, businesses and workers. Liverpool’s long established creative and games sector

skill base has supported the expansion of creative content makers with over 144+ creative content companies already based across the city region of which 70% are based in Liverpool.

As technologies develop using games engines in visual effects there are more creative possibilities in film and TV production. This will support an economic cluster of creators, producers and innovators to this area.

## Quick facts

- Location:** Edge Lane, Liverpool
- Developer:** Capital and Centric
- Total Site Area:** circa 4.7 hectares / 11.67 acres
- Suitable Uses:** Offices & Commercial (with emphasis on ICT and Digital Creatives), Educational, Leisure or Visitor attraction
- Potential Development Value:** circa £60million
- Delivery Timescale:** Phase 1 commenced Quarter 1 2023  
Phase 2 to commence from 2025



# MEA Park

MEA Park forms part of the Mersey Waters Enterprise Zone and part of a newly created Freeport Tax Site. It is located within Peel Waters’ Wirral Waters, the largest regeneration project in the UK by consented floor area.

MEA Park is a nationally significant waterside campus for logistics & distribution, R&D, modular construction, and port related services, totalling over 1m sq ft of floorspace. It is designed to support key growth sectors such as Maritime, Energy (wind, civil nuclear and tidal) and Automotive but can accommodate any size requirement from all sectors. The site has excellent connectivity with motorway, water, road and rail accessibility. An Investment Fund for Wirral Waters has been established to stimulate growth in the area, due to its EZ status, for which MEA Park is applicable.

## Opportunity

A programme of site remediation and preparation is complete. New public realm and cycle routes are now on site. Sites are now ‘oven ready’ for development activity.

Opportunities for:

- Up to 1m sq ft of bespoke floorspace can be provided.

- Units can be created from 3,000 sq ft up to 500,000 sq ft.
- MEA Park has Enterprise Zone Status including Enhanced Capital Allowance.
- Design & Build opportunity for specific and tailored occupier needs.
- Sites are remediated and serviced with a project delivery team in place.

## Quick facts

- Location:** MEA Park, Beaufort Road, Wirral Waters, Wirral
- Developer:** Peel Waters
- Total Site Area:** 24 hectares / 60 acres
- Suitable Uses:** B1/B2/B8 uses (light industrial, general industrial, distribution), offices, R&D and education
- Planning Status:** Outline planning permission has been secured
- Estimated Development Value:** £75 Million
- Delivery Timescale:** Delivery will be in phases starting with the conversion of the Mobil building





## Omega West

Omega is the hugely successful brownfield redevelopment of the former RAF Burtonwood airfield, extending to some 762 acres in total. The site has direct all-movements access to Junction 8 of the M62 motorway and is only 2 miles to the west of Junction 21A of the M6 motorway. To date, more than 5 million sq ft of B2 / B8 space has been developed at Omega (along with 1,400 new houses) and occupiers include ASDA, Travis Perkins, Amazon and the Royal Mail.

### Opportunity

Omega West is the latest phase of the successful Omega development, the pre-eminent Logistics Park in the North West. The site, situated on Junction 8 of the M62, extends to more than 7m sqft of B2/B8 floorspace in total, of which 2.2m sq ft is within St Helens. TJ Morris (Home Bargains) has acquired Unit 1 (879,000 sq ft) on Omega West for its own occupation, and Iceland has taken Unit 3 (515,000 sq ft). Both units are currently fitting out and will open towards the end of 2024. Barings has funded Unit 2 (308,000 sq ft) on

a speculative basis and is currently marketing the completed building. Unit 4 (420,000 sq ft of either B2 or B8 use) now has reserved matters approval and is expected to start on site later this year, again on a speculative basis.

### Quick facts

#### Location:

St Helens

#### Developer:

Miller Developments

#### Total Site Area:

185 acres

#### Suitable Uses:

B2 Industrial / B8 Logistics

#### Planning Status:

Omega West has a hybrid consent for 2.21 million sq ft

#### Delivery Timescale:

Immediate. Units 1, 2 and 3 are already under construction. Unit 4 will be available for occupation before the end of 2024



## Parkside West

Parkside Regeneration is a joint venture between developer Langtree and St Helens Council to regenerate the former Parkside Colliery. It is supported by the Liverpool City Region Combined Authority as a key component of the Liverpool City Region Freeport, with Parkside being its largest designated site. Eligible businesses locating at Parkside may benefit from significant tax and custom benefits.

Parkside enjoys a prime location on the M6 growth corridor, with a direct link road to junction 22 of the M6 under construction. It also sits just north of junction 9 off the M62. The Port of Liverpool, two international airports (Liverpool and Manchester) along with five million people are all within thirty minutes' drive. The site is bounded by the West Coast mainline and the Liverpool-Manchester railway, with a £21m rail and bus interchange on its boundary. There is also scope to develop an adjacent Strategic Rail Freight Interchange.

Parkside is one of the largest strategic employment sites in the region. As a Freeport Tax and Customs site, it provides a unique opportunity to support business growth through innovation and collaboration, especially in the advanced manufacturing and logistics sectors.

### Opportunity

Outline planning consent for Phase 1, comprising 1 million sq ft, has been granted and work is now underway behind the scenes to bring forward the first phase of speculative development. The Parkside Link Road is scheduled to be complete in early 2024, providing direct access to the M6. Parkside will therefore play a strategic role in creating an M6 growth corridor

### Quick facts

#### Location:

Newton-le-Willows, St Helens

#### Developer:

Parkside Regeneration LLP

#### Total Site Area:

232 acres – up to 2.6million sq ft

#### Suitable Uses:

B2 General Industrial, B8 Storage and Distribution

#### Delivery Timescale:

Parkside Link Road nearing completion. Phase 1 infrastructure and first phase of speculative development on site 2024. Phase 2 planning submission Q4 2023



# Parkside East – Tritax Symmetry

Parkside East is a prime strategic development site of over 300 acres in the eastern part of St Helens with positive land allocations secured by the fully adopted St Helens Borough Local Plan up to 2037, including provision of a Strategic Rail Freight Interchange (SRFI) of at least 60-hectares.

The site is ideally positioned between Manchester and Liverpool at the heart of the M6 and M62 growth corridors, with direct access from Junction 22 of the M6 Motorway provided by the new Parkside Link Road. Parkside East and the SRFI will be critical to the region’s delivery plans for logistics and industrial sectors, supporting North-South and East-West movements, particularly import and exports between Liverpool, Hull, Scotland, and Felixstowe. This makes Parkside East one of the most accessible multi-modal sites in the North West, focused on creating a unique SRFI-led industrial and logistics development and a Nationally Significant Infrastructure Project.

Parkside East benefits from Freeport Tax Site Status and is the largest site of the Liverpool City Region Freeport. Eligible businesses locating at Parkside East may benefit from significant tax and custom benefits.

## Opportunity

Tritax Symmetry is bringing forward a new SRFI project, along with a new 2.5million sq ft development having acquired 221 acres of the land allocation in October 2023.

Tritax Symmetry is now working up a detailed masterplan and will apply for a Development Consent Order (DCO) to allow the development of the whole project.

Tritax Symmetry is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company, dedicated to providing best-in-class greener logistics buildings. The company takes a collaborative and entrepreneurial approach, providing an unrivalled choice of building locations and scale to its customers, including some of the biggest names in the retail, logistics, consumer products, automotive and TV/ film sectors.

For further information, please visit: [www.tritaxsymmetry.com/projects/parkside](http://www.tritaxsymmetry.com/projects/parkside).



## Quick facts

- Location:** Newton-le-Willows, St Helens
- Developer:** Tritax Symmetry
- Total Site Area:** 221 acres – up to 2.5 million sq. ft.
- Suitable Uses:** B2 General Industrial, B8 Storage and Distribution
- Delivery Timescale:** Targeting DCO planning submission in 2025



# Parkside East – Harworth Group

Harworth Group is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions. Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

In 2022, Harworth acquired the freehold of approximately 50 acres of land at Parkside East in St Helens - part of wider strategic employment site allocated in the adopted Local Plan. The Vision for the Parkside East Strategic Site is to create high value-added, rail-connected manufacturing and logistics hub, including the delivery of a state-of-the-art new Strategic Rail Freight Interchange (SRFI).

## Opportunity

Alongside the SRFI development, over 800,000 sq. ft can be accommodated on the Harworth-owned portion of the site, as shown in the indicative masterplan. It is envisaged this floorspace will be provided across four units ranging in size from 84,000 – 320,000 sq. ft.

All units on the site will be developed in line with Harworth’s market-leading ESG building specification. All buildings will be capable of being Net Zero Carbon in operation and are expected to achieve EPC A rating and BREEAM ‘Excellent’ standard.

## Quick facts

- Location:** Newton-le-Willows, St Helens
- Developer:** Harworth Group
- Total Site Area:** 123 acres – up to 800,000 sq ft
- Suitable Uses:** B2 General Industrial, B8 Storage and Distribution
- Delivery Timescale:** Targeting DCO submission 2025





## Southport Business Park

Southport Business Park is north Sefton's largest available site with a total of 27.6 acres available across two sites for new business development. The business park is already home to a number of high profile legal, technological and financial businesses.

The site is well located to the south-east of Southport town centre in Kew, on the main route towards the M58 and M6 motorways. Southport Business Park sits just 13 miles north of the Port of Liverpool and the Liverpool2 deep water container terminal and is easily accessible to both Liverpool and Manchester city centres (44 and 64 minutes drive time respectively).

The Business Park has been growing for a number of years and continues to attract new development and occupier enquiries. The GTT facility (an ultrafast, super low latency globally connected fibre network) connects the site with key financial and technology hubs such as New York, Boston, London, Frankfurt, Paris and Amsterdam. This provides a unique development opportunity with broad appeal to innovative occupiers.

Southport Business Park Phase 1 represents a 16-acre development site on the existing business park which Sefton Council are promoting for new business space. Site investigation data is available to support any developer partner which will give clarity to the level of investment required to bring forward the new development.

### Quick facts

**Location:**

Wight Moss Way, Kew, Southport, Sefton

**Total Site Area:**

11.7 hectares / 27.6 acres across 2 sites

**Developer:**

Sefton Council

**Suitable Uses:**

B1/B2 and smaller scale B8 Business Space

**Planning Status:**

Allocated for most appropriate employment uses alongside sui generis uses



## Viking Park

Viking Park is a prominent 27 acre site with strategic road and rail links. The site forms part of 3MG, an established and successful logistics location with an operating intermodal rail terminal. This site is identified in the Liverpool City Region Freeport Strategy and is suitable for up to 260,000 sq ft of B1/B2/B8 accommodation across 2 sites.

The intermodal rail terminal has daily train links that offer unrivalled access to the UK's deep sea ports and handles in excess of 140,000 containers each year of which 80,000 are moved by rail; this saves 25 million miles by road per year. There are currently 530,000 sq ft of existing high quality distribution warehousing on site, as well as a new state of the art Biomass Facility offering renewable energy.

### Opportunity

Viking Park provides up to 27 acres of land with design and build opportunities up to 260,000 sq ft of logistics warehousing adjacent to the intermodal container terminal.

### Quick facts

**Location:**

3MG - Mersey Multimodal Gateway, Widnes, Halton

**Total Site Area:**

10.9 hectares / 27 acres

**Developer:**

Esken

**Suitable Uses:**

B1 Offices, B2 General Industrial, B8 Storage & Distribution

**Planning Status:**

Planning consent agreed for up to 260,000 sq ft design and build opportunities

**Delivery Timescale:**

2022 - 2024



# Investment Opportunities – Residential

Diverse neighborhoods and promising property markets for investors seeking sustainable growth and returns.







## Wallasey Town Hall Annexes Housing Investment Opportunity

Two housing sites comprising a total of 0.49 hectares (1.19 acres) located either side of the historic Wallasey Town Hall, which could deliver up to 149 new homes. The site commands exceptional views of the Liverpool skyline and forms part of the wider Wallasey Town Hall Quarter Masterplan area, which seeks to transform the area into a vibrant, waterside community. The site is currently the focus of substantial investment and planning intervention by owners Wirral Council.

The site is served by a number of key bus routes and lies 0.5 miles north of the iconic Seacombe Ferry Terminal, with regular ferry services to Liverpool. The site is bounded to the north and west by an established residential community, and is in close proximity to recreational and educational facilities.

The site is cleared, previously developed land within the ownership of Wirral Council. The site fits within the Council's draft Local Plan and the Council will be a proactive partner in its regeneration.



## Seaview Road Housing Investment Opportunity

A Council-owned strategic housing site comprising 0.95 hectares (2.35 acres) located at the heart of Liscard Town Centre. The site is allocated for c.100 new homes in the Council's draft Local Plan and forms part of an identified regeneration priority area. The Council has provisionally secured over £10.7m of Levelling Up Funding from the UK Government to transform Liscard Town Centre over the next two years through investment in residential and commercial development, and the creation of a high-quality public realm.

The site is served by a number of key bus routes to Liverpool, Birkenhead and beyond, and is located in close proximity to a range of amenities and educational facilities. The site comprises an existing car park and vacant buildings, which the Council has identified for disposal. The Council has funding for the demolition of the former buildings and work is expected to start on site imminently. The site fits within the Council's draft Local Plan and the Council will be a proactive partner in its regeneration.



# Unlocking Residential Investment Potential in Liverpool City Region

Liverpool city region provides a wealth of housing opportunities whether you are looking to invest in new housing development or bring your workforce here.

Our existing housing stock incorporates contemporary urban living complemented by Georgian townhouses and more traditional suburban neighbourhoods. In new build we have sites from city centre high density opportunities in Liverpool and Wirral to the more greenfield settings at the edge of Sefton, Knowsley and Halton there are development sites to attract all interest.

We have opportunities to deliver over 76,000 new homes which already have in principle approval to build. We need around 4,400 new homes every year to meet our demands, something we have achieved over the last few years showing we are open for business and ready to deliver.



## Festival Gardens, Liverpool

This amazing opportunity to build up to 1,500 homes on the bank of the River Mersey next to the fantastic open space of the Festival Garden site the scheme is named after.

## Liverpool Waters, Liverpool

Another phase of this incredible development will be coming forward to deliver 3,000 new homes with the largest new urban park to be built in the city for decades, further enhancing the location on the banks of the Mersey. Sandwiched between the city centre and all the amenities and the new Everton Football Stadium offering the best of all worlds.

## Hind Street, Wirral

A truly exciting opportunity to create a 65-acre garden village adjoining Birkenhead Town Centre with 1,600 new homes, 648,000 sq ft of commercial space and a new primary school to deliver a new, highly sustainable neighbourhood on the left bank of the Mersey.

## Cowley Hill, St Helens

With the first phase of 200 homes commencing on this site on the edge of St Helens Town Centre there is plenty of opportunity to deliver the remaining over 1,000 homes in this well placed site.

## Wirral Waters, Wirral

With up to 13,000 new homes consented, 20 million square feet of mixed use floor space approved and up to 20,000 new jobs being created, Wirral Waters is by any measure one of the most exciting regeneration opportunities in the UK. 500 acres of land and water at the Great Floats in the Birkenhead dock system will be utilised, including the nearly completed Miller's Quay residential and commercial development, which will house 500 one and two bed apartments, and Vittoria Studios, which has a live planning application for 1,815 new homes.





## Cowley Hill

Cowley Hill is a brownfield site within the Merseyside area, and is located approximately 10 miles to the east of Liverpool City Centre and approximately 20 miles to the west of Manchester City Centre.

The site comprises circa 42 hectares (104 acres) of residential led, mixed use, development land in St Helens. The site is irregularly shaped and has been split into four main residential development phases, of which Phase 1 is now sold. The wider site will be accessed from a new spine road that is being actively delivered by the Vendor. There are two commercial development parcels identified in the parameters plan, these are located at the northern and southern edges of the site. The residential plots are offered to the market on a fully remediated and serviced basis.

### Opportunity

Benefiting from outline planning permission for up to 1,100 residential units and 3,925 sq m mixed commercial development, Cowley Hill is one of the largest residential development opportunities in the Liverpool City Region.

### Quick facts

- Location:** Cowley Hill, St Helens, Merseyside
- Total Site Area:** 104 acres/42 Hectares
- Developer:** BXB Land Solutions Ltd
- Suitable Uses:** Residential
- Planning Status:** Outline Planning Permission Secured
- Estimated Development Value:** £283m
- Delivery Timescale:** 5 to 7 years



## Festival Gardens

### Opportunity

This 10-hectare development site is situated 3 miles from the city centre in a unique waterfront location and parkland setting in a sought after area of South Liverpool.

The development site forms part of a wider 40-hectare site that originally formed part of the International Garden Festival in 1984, comprising formal gardens and natural grasslands that provide a vital public amenity space and environmental resource. Regeneration of the 10 hectare ‘Development Zone’ is a long-standing council objective since re-acquiring the site in 2015. The council has undertaken full remediation of the ‘Development Zone’, delivered strategic infrastructure providing a shovel-ready site, and invested heavily in the adjected gardens and grassland.

### Background

Liverpool City Council is seeking a development partner with the ambition, capacity and expertise to help bring forward what will be a truly exemplar development for the Liverpool City Region.

With its underlying physical and locational strengths, Festival Gardens provides a unique opportunity to set a

new benchmark for Liverpool, through the creation of a diverse, sustainable and inclusive new neighbourhood with high-quality design and place-making at its heart.

Liverpool City Council’s aspiration is for a new community that provides for multi-generational living, supported by local amenities and high-quality public realm. It will be founded on sustainable travel principles bringing people together to live, play and visit. Development shall seamlessly integrate with the natural landscape, providing opportunities for recreation, biodiversity enhancement, and the highest standards of amenity and living.

### Quick facts

- Location:** St Michaels, South Liverpool
- Total Site Area:** 10 hectares
- Developer:** Developer partner procurement will commence summer 2024
- Suitable Uses:** Residential for up to 1500 units and supporting community facilities
- Planning Status:** Subject to planning
- Delivery Timescale:** 2026 – 2036





## King's Dock

### Opportunity

The remaining land at King's Dock represents an exciting opportunity to help shape the future of the waterfront and create a new part of the city and dockland experience.

King's Dock is both a major waterfront site, but also holds a key piece of the historic Docks and views into the city skyline. Today the area is underpinned by the M&S Bank Arena and Convention Centre, and the Indoor Exhibition Centre with hotels, multi storey car park and apartments surrounding. The Council has full freehold ownership of the remaining seven plots, totalling 7.6 acres.

The King's Dock Masterplan represents one of the best development opportunities in Liverpool. It is immediately adjacent to the world-famous Royal Albert Dock, with fantastic connections into the retail core of the city Liverpool One and directly opposite from the Baltic Triangle, one of the cities creative industry hubs, and is also connected to Liverpool's Marina and residential quarter surrounding.

### Background

The Council's plan is to oversee its development as an exemplar in urban

dockside regeneration, connecting the waterfront to the city. LCC are seeking development partners who can deliver new aspirational homes and other complementary uses, taking advantage of the unique dockside setting. Public realm and architecture must be of the highest quality to create a diverse, active and vibrant new neighbourhood.

### Quick facts

**Location:**

Liverpool Waterfront,  
Liverpool City Centre

**Total Site Area:**

7.6 acres

**Developer:**

Liverpool City Council and Liverpool City Region Combined Authority seeking investment partners and end users

**Suitable Uses:**

Residential-led mixed-use development with possible ancillary uses including leisure, retail & office

**Planning Status:**

Outline planning to be submitted in 2024

**Potential Development Value:**

£200 Million +

**Delivery Timescale:**

2024 onwards



## Former MOD Site, Old Hall Road, Bromborough

The site is owned by Wirral Council and comprises previously developed land that is relatively flat and extends to 19 acres (8.01 hectares). The site is vacant, which it has been for more than 20 years and was formerly occupied by a MOD fuel storage facility. Homes England funding, secured by Wirral Council, has part remediated the site following the demolition of the MOD fuel storage facility in 2010/2011.

There are currently no buildings on the site which is characterised by areas of substantial self-seeded grass, shrubs, and trees. It is now being brought forward for residential development by Wirral Council subject to the Former MOD and Riverside Office Park Masterplan (MPA-RA4.2). The site benefits from outline planning permission for circa 249 residential units (DPP4/22/01080).

The site has been brought forward together with the adjacent Riverside Park site, in a comprehensive manner with associated infrastructure, to create a new residential area of up to 466 dwellings. The Riverside Park site has also been subject to an outline application for residential development (OUT/20/01/1881).

Former MOD Site, Old Hall Road,  
Bromborough, Wirral, North West, CH62

### Quick facts

**Tenure:**

Freehold

**Total Site Area:**

7.6 acres

**Types:**

Development, Land Residential (Resi Rightmove), Residential Development Site benefits from outline planning permission for circa 249 residential units

**Size:**

19.00 acres

- Located 5 miles south of Birkenhead, 6 miles south of Liverpool and 11 miles north of Chester
- Currently marketed here: [lsh.co.uk/find/properties/merseyside/wirral/2051710](https://lsh.co.uk/find/properties/merseyside/wirral/2051710)





## Price Street/Europa Boulevard Housing Investment Opportunity

A strategic 1.43-hectare (3.53 acre) housing site adjacent to Conway Park underground station, just two stops from Liverpool's CBD. The site is also bounded by Birkenhead's emerging new office quarter immediately to the south, as well as its retail core – currently the focus of substantial investment and planning intervention by owners Wirral Council.

This is a prime opportunity to capitalise on the site's strategic location. Connectivity is further boosted by proximity to Birkenhead's central bus station and the wider reach of the Merseyrail metro network. There is an established neighbourhood to the west and a range of school, college, and employment facilities in the immediate vicinity.

The site is cleared, previously developed land within the ownership of Wirral Council, who are supportive of the principle of residential development. The site fits within the council's '2040' vision and the council will be a proactive partner in its regeneration.

### Opportunity

There is scope for c.190 new homes on this site. Few sites are as well-located or served by transport infrastructure as this.



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