

CITY PROFILE

LIVERPOOL CITY REGION

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Liverpool City Region Promotional Video

Make an enquiry →

**INVEST
LIVERPOOL
CITY REGION**

The Liverpool City Region is world-famous for its history, culture and creativity.

A place of firsts, it is the birthplace of modern railways, public health and international trade. Now, our economy is being transformed once again through world-leading innovation in health and life sciences, AI and materials chemistry, and through strengths in digital and creative, advanced manufacturing, net zero and maritime - growing an economy already worth £35 billion a year. Forecast to generate £800m investment, our new 10-year Life Sciences Innovation Zone builds on world-leading infection innovation, excellence in therapeutics and digital health and one of Europe's largest bio-manufacturing clusters.

It offers compelling investment opportunities through the creation of high-quality facilities, business support, training, and attractive financial incentives and is underpinned by a fertile innovation ecosystem, highly productive university, industry and public sector collaborations, and cohesive political and business leadership. Freeport status offers investors further customs and tax benefits, and broader investment opportunities are catalysed through urban, brownfield and dockland regeneration, large-scale residential schemes and major infrastructure projects.

The Combined Authority is seizing the opportunity to use devolved powers and funding to create prosperity for all our 1.6 million residents and the whole UK - investing in our economy, people, place, transport and digital infrastructure.

And with a target to spend 5% of our economy on R&D by 2030, our vision is for the Liverpool City Region to be the best place to grow up, grow a family, and grow a business - where no-one is left behind. 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 forward-thinking places in the world.

View our
OPPORTUNITIES >>



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01

OPPORTUNITY SITES

LIVERPOOL CITY REGION



BOROUGH PARK/HIND STREET BIRKENHEAD



Sector: Living, Sustainability, City Centre

Location: Liverpool City Region



FESTIVAL GARDENS



Sector: Living, Sustainability

Location: Liverpool City Region



KING'S DOCK



Sector: Living, Leisure & Culture, Office, City Centre

Location: Liverpool City Region



LITTLEWOODS FILM & TELEVISION STUDIOS



Sector: Culture & Leisure, Office

Location: Liverpool City Region



LIVERPOOL CENTRAL STATION GATEWAY



Sector: Living, Culture & Leisure, Science & Innovation, Sustainability, City Centre

Location: Liverpool City Region

MORE OPPORTUNITIES →

INVEST
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CITY REGION



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LIVERPOOL WATERS - CENTRAL SEVEN AT CENTRAL DOCKS



Sector: Living, City Centre

Location: Liverpool City Region



LIVERPOOL WATERS - NO.5 PRINCES DOCK, COMMERCIAL OPPORTUNITY



Sector: Office, City Centre

Location: Liverpool City Region



LIVERPOOL WATERS – WATERFRONT HOTEL OPPORTUNITY



Sector: Leisure & Culture, City Centre

Location: Liverpool City Region



MAGHULL HEALTH PARK



Sector: Science & Innovation

Location: Liverpool City Region



PADDINGTON VILLAGE CENTRAL



Sector: Living

Location: Liverpool City Region



PADDINGTON VILLAGE SOUTH



Sector: Investment Zones, Culture & Leisure,
Science & Innovation, Office, City Centre

Location: Liverpool City Region



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HIGHLIGHTS

£400+
MILLION
overall GDV

1600
New Homes

1ST
PHASE
commences Spring
2025

PLANNING
APPROVAL
IMMINENT

OPPORTUNITIES

BOROUGH PARK/HIND
STREET BIRKENHEAD

SECTOR: LIVING, SUSTAINABILITY, CITY CENTRE

LAND OWNER: WIRRAL MBC AND ION PROPERTY
DEVELOPMENTS LIMITED

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Seeking residential build to rent investors for the acquisition of tranches of single and multifamily homes on a forward funding basis. Homes England and Liverpool City Region Combined Authority has approved grant funding of remediation / infrastructure of circa £50m.

The project provides a unique opportunity to serve both the Wirral and Liverpool City Centre with the provision of high quality sustainable single and multifamily homes with a green environment with excellent accessibility.

This town centre site benefits from two existing Merseyrail stations giving access to Liverpool within 5 minutes and is adjacent to the Mersey Road tunnel to Liverpool City Centre.

The development is particularly aimed at the provision of sustainable build to rent homes, allowing institutional investors to acquire well designed sustainable homes that will appeal to both the Wirral and immediate environment and Liverpool City Centre markets.

Site remediation and infrastructure will commence shortly delivering a fully remediated site brownfield site, supported by considerable investment from both Homes England and the Liverpool City Region Combined Authority.

The project aligns with local planning policies, Mayoral ambitions of sustainable homes and transport as well as national regeneration policies.

The project will be developed in phases, and it's envisaged that a number of investors be involved in a particular phase, and we would anticipate that this would involve a minimum lot size of circa 150 homes.

We would however, welcome discussions with a single investment partner.



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HIGHLIGHTS

£250
MILLION
overall GDV

1,79ha
Development Zone

PROJECT
TIMELINE

Selection and approval of the preferred development partner to be finalised in Autumn 2025.

Construction is anticipated to commence in 2027.

OPPORTUNITIES

FESTIVAL GARDENS

SECTOR: LIVING, SUSTAINABILITY

LAND OWNER: LIVERPOOL CITY COUNCIL

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

The procurement process to identify a development partner will commence in October 2024. The site has been remediated and site infrastructure delivered to enable viable development to come forward at pace.

The regeneration of the Festival Gardens site is fully aligned with Liverpool City’s Council’s strategic and policy aspiration for the site and is also a strategic priority for Homes England and the Liverpool City Regional Combined Authority (who are funders of the remediation and infrastructure works already completed).

Liverpool City Council is seeking a high quality and experienced development partner for the redevelopment of the recently remediated Festival Gardens site.

The Council is working in partnership with Homes England and Liverpool City Regional Combined Authority to bring forward this strategically important development opportunity. Remediated brownfield development zone of 10.79ha.

Opportunity to maximise the number of homes delivered (including at least 20% affordable) and for multi-generational living (with a range of housing types and tenures).

Located 5km from Liverpool City Centre, with good transport links (located just 250m from St Michaels Railway Station and a short walk from Sefton Park and Lark Lane).

The site is an iconic waterfront location in Liverpool (on the banks of the River Mersey), offering a unique opportunity to create a thriving, sustainable, and inclusive neighbourhood. As a well-connected location, it will attract residents and visitors alike. The neighbourhood will be mixed-tenure, residential-led, and multi-generational, emphasising design, placemaking, and sustainability.



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HIGHLIGHTS

£200+
MILLION
overall GDV

750
new homes

15,000sqm
commercial space

7 PLOTS
across 7.6 acres

PROJECT
TIMELINE

LCC will seek
development Partner in
Q1 2025

Developer commences
RIBA Stage Plan of
Work – Start Q1 2026

Construction – Start
Q1 2028

OPPORTUNITIES

KING’S DOCK

SECTOR: LIVING, LEISURE & CULTURE, OFFICE, CITY CENTRE

PROMOTORS: LIVERPOOL CITY COUNCIL (LCC) /
LIVERPOOL CITY REGION COMBINED AUTHORITY (CA)

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Waterfront Development. Residential-led, mixed-use. LCC are seeking a Development Partner(s) who can deliver new aspirational homes and other complementary uses, taking advantage of the unique dockside setting.

The remaining land at King’s Dock represents one of the most exciting opportunities in Liverpool 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.

Liverpool City Council (LCC) 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.

LCC’s plan is to oversee its development as an exemplar in urban dockside regeneration, connecting the waterfront to the city.



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HIGHLIGHTS

£50
MILLION
investment required

£60
MILLION
redevelopment

11.67
acres

260,000
SQ FT
commercial office
space

PROJECT
TIMELINE

Phase 1 of enabling works
are underway

Estimated Phase 2 will
commence in 2025,
opening 2027

OPPORTUNITIES

LITTLEWOODS FILM AND
TELEVISION STUDIOS

SECTOR: CULTURE & LEISURE, OFFICE

PROMOTORS: LIVERPOOL CITY COUNCIL (LCC) /
LIVERPOOL CITY REGION COMBINED AUTHORITY (CA)

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Seeking capital investment – Bank institutions
and / or private financial investors
Liverpool’s burgeoning creative sector will be
significantly bolstered by the development of
the Littlewoods Film and Television Studios.
This £60 million project aims to transform the
iconic Littlewoods Building into a state-of-the-
art digital media hub.

The facility will include two large studios, office
spaces, and an education centre, alongside a
new roof garden and central hangar offering
versatile event spaces. This development is
poised to enhance Liverpool’s appeal to high-
profile media productions and foster growth
in the city’s already thriving creative industries,
attracting investors interested in the dynamic
film and television market.

Developers Capital and Centric have
commenced remediation of the site, beginning
a comprehensive strip out of the buildings and
securing their structural integrity, preparing them
for repurposing and restoration.

This first phase of work paved the way for main
contractors to move in, with two new 20,000sq.
ft studios for big-budget productions the first to
be constructed on the neighbouring land.

Capital&Centric have launched a call for would-
be main contractors to express an interest in
transforming the site into a world-class film
and TV campus. The appointed team will be
responsible for the re-working of the existing
wings, replacing the clock tower and building
two 20,000 sq.ft sound stages on neighbouring
land.

The efforts to bring the site to completion have
involved Liverpool City Council, as freeholders,
and Liverpool City Region Combined Authority,
led by the Mayor, Steve Rotheram, which has
pledged up to £17m to see the vision become a
reality.



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HIGHLIGHTS

Investment will generate a
£10 BILLION
increase in LCR's GVA by 2035

£5 BILLION
total GDV

£2.5 BILLION
request from national government

200,000
journeys delivered per day

OPPORTUNITIES

LIVERPOOL CENTRAL STATION GATEWAY

SECTOR: LIVING, CULTURE & LEISURE, SCIENCE & INNOVATION, SUSTAINABILITY, CITY CENTRE

PROMOTORS: LIVERPOOL CITY REGION COMBINED AUTHORITY (CA)

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Transforming Liverpool Central Station is the centrepiece of our economic growth mission. Our vision is for a world-class transport hub which unlocks the growth potential of Liverpool City Centre, the City Region and the North.

Investing in Liverpool Central Station will help LCR GVA grow from £35bn in 2021 to £45bn in 2035 and grow the proportion of knowledge intensive businesses from 22% to 26%.

Transforming Liverpool Central Station, together with investment in rail connectivity between Liverpool and Manchester, could facilitate at least 200,000 additional rail journeys per day.

- Liverpool Central Station is the third busiest station in the North of England and the busiest outside of London by platform usage.
- 45% of all journeys on the Merseyrail network start or finish at Liverpool Central. In 2022/23 Merseyrail carried over 25 million passengers from 66 stations, with over 11 million journeys to/from Liverpool Central

The step-change in rail connectivity and capacity will deliver access to new jobs, housing and leisure opportunities, and will connect businesses to new markets and talent.

The investment in the station will provide excellent connectivity to the Knowledge Quarter, Queen Square Bus Station and Liverpool.

Project Timeline:

- Funding decision from government in 2025,
- Planning consent and contractors appointed in 2026
- Construction to begin in 2027 and the opening of a transformed station in 2032.



HIGHLIGHTS

£120
MILLION
total GDV

2350+
homes to be
delivered in
Central docks

Central Docks
infrastructure
Partners:
Homes England,
HM Treasury and
Liverpool City Council.

OPPORTUNITIES

LIVERPOOL WATERS - CENTRAL
SEVEN AT CENTRAL DOCKS

SECTOR: LIVING, CITY CENTRE

PROMOTORS: PEEL WATERS

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Central Seven is the most exciting and transformational large scale BTR investment opportunity in Liverpool.

Peel Waters are seeking a funding partner for the delivery of an exceptional 406-unit BTR scheme at the heart of the landmark Liverpool Waters development.

Peel's Liverpool Waters is a transformational development, regenerating 60ha of former historic docks. Liverpool Waters has delivered over 1200 homes to date, hotel, office, new ferry terminal and Premier League Football Stadium, creating an exciting new destination for Liverpoolians and visitors to the city.

The proposed scheme, Central Seven, is positioned within the Central Docks neighbourhood at the heart of Liverpool Waters. Central Docks forms the primary residential, entertainment and leisure district of Liverpool Waters featuring a fantastic new park covering over 10% of the area. The number of homes in Central Docks will exceed 2350 once complete.

Project Timeline:

- Funding announced by HM Government in July 2024.
- Park and infrastructure works are starting in October 2024.
- Central Seven Investment decision required in November 2024.
- Reserve Matters Planning submitted March 2025.
- Construction to start January 2026.
- Construction to complete November 2027.

The UK Chancellor, Rachel Reeves MP, said in her first speech as Chancellor that the new Labour government would work to complete Central Docks.



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HIGHLIGHTS

£60
MILLION
investment required

108,000
SQFT
GEA office

PROJECT
TIMELINE

Investment required
from March 2026

Updated planning to be
submitted March 2025

Construction to
commence March 2026

Construction to
complete March 2028

OPPORTUNITIES

LIVERPOOL WATERS - NO.5
PRINCES DOCK

SECTOR: OFFICE, CITY CENTRE

PROMOTORS: PEEL WATERS

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Seeking a JV partner or capital investment of c£60m to deliver the office. A unique opportunity to create the most iconic, sustainable commercial offering on the Liverpool waterfront.

Strong alignment with Liverpool City Region Mayor priorities for creation of new Grade A office space and securing FDI.

No.5 Princes Dock will be a commercial development like no other. Located within Liverpool Waters’ lively cultural hub, which houses a wide variety of commercial developments including offices, bars and restaurants, as well as residential properties; future workers within No.5 will be part of a buzzing neighbourhood.

Split over eight floors, this 108,000sqft GEA office offers a shared, secure entrance and reception facility on the ground floor.

Tenants will also have use of a café and state of the art cycle hub, including shower & changing facilities, drying room and storage.

The uppermost office floorplate of the building could be designated as an executive office floor, meeting or event space. A dedicated open roof terrace on the south-western corner of the floorplate, offers spectacular views across Princes Dock and to The Royal Liver Building.

Net Zero Carbon Target, BREEAM ‘Excellent’, ‘Well’ enabled, EPC Rating A.



HIGHLIGHTS

£50
MILLION
total GDV

0.46
acre site

PROJECT
TIMELINE

AFL to be agreed by
end of December 2024
Conditional on Planning

Planning to be
submitted June 2025,
determination November
2025

Commence on site
January 2026

OPPORTUNITIES

LIVERPOOL WATERS –
WATERFRONT HOTEL

SECTOR: LEISURE & CULTURE, CITY CENTRE

PROMOTORS: PEEL WATERS

PLANNING AUTHORITY: LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Land sale of freehold development plot on the
Liverpool waterfront.

Peel Waters are bringing to market a unique and exciting hotel development opportunity situated on Liverpool's world-famous waterfront.

The Liverpool hotel market is well established and enjoys high levels of demand, outperforming Manchester in RevPAR in 2023 for the 2nd consecutive year. RevPAR in Liverpool during 2023 also outperformed the UK's other major cities such as Glasgow, Birmingham, Bristol and Leeds, with only Edinburgh producing better results of major cities outside London.

The hotel site sits in a prime location and benefits from excellent access to multiple local, national and regional travel connections, including air, rail and public transport.

Located within Princes Dock, Liverpool Waters which is already home to thousands of workers and residents, the hotel site occupies a prime waterfront position and lies adjacent to the new Isle of Man Ferry terminal and only a couple of minutes' walk from the Liverpool Cruise Liner terminal which attracts in hundreds of cruise liners from across the world.

Peel's wider Liverpool Waters development is home to the newly built 52,888 capacity Everton Stadium and the Liverpool Cruise Liner Terminal which welcomed over 100 cruise ships in 2023 with plans to double this number.

Liverpool is the UK's fourth most visited city by domestic tourists and fifth most visited by international tourists.



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HIGHLIGHTS

£125
MILLION
total GDV

30,000m²
of digital laboratory
space

PROJECT
TIMELINE

Timeline for Final
Investment Decision
(FID) will be mid 2026
onwards.

Timeline of planning will
be secured in summer
2025.

Construction of
the research hub
is programmed to
commence in autumn
2025 with completion in
late 2026.

OPPORTUNITIES

MAGHULL HEALTH PARK

SECTOR: SCIENCE & INNOVATION

PROMOTORS: MERSEY CARE NHS FOUNDATION TRUST / ION
PROPERTY DEVELOPMENTS LIMITED

PLANNING AUTHORITY: SEFTON METROPOLITAN BOROUGH
COUNCIL

MAKE AN ENQUIRY →

The largest cluster of mental health facilities in Europe. Seeking science/health park investors/operators for capital investment in the future phases of the health park development after the completion of the Digital Research Centre which will be retained and operated by the Mersey Care NHS Trust.

Maghull Health Park offers a unique investment proposition to be part of the leading centre of excellence for research into mental health.

Based around Europe’s largest existing complex of secure mental health services, this new project will create a digital research hub as an anchor for future health park phases dedicated to sector leading clinical excellence in the treatment of serious mental health illness.

The next 10 Ha. development will provide circa 30,000m2 of new state of the art facilities for

digital mental health research technology and databased services.

This development builds upon the established M-RIC research facility developed jointly by Mersey Care and the University of Liverpool, and partnerships with private sector digital companies such as Microsoft, which has yielded the UK’s Pioneering Mental Health Trusted Research Environment.

Perfectly located for both road access and public transport and benefitting from high-speed digital connections.

The project is totally aligned with the policies and ambitions of the Mayor and the City Region and aligns with national policies regarding digital health research, with particular emphasis on the transition from analogue to digital for the NHS.



HIGHLIGHTS

CAPITAL INVESTMENT REQUIRED

Part of
£1BILLION
development site

300
high quality homes
to be developed

£60+ MILLION
total GDV

PROJECT
TIMELINE

Soft market testing
Autumn 2024

Tender early 2025

Expected sale Autumn
2025 (subject to legals)

OPPORTUNITIES

PADDINGTON VILLAGE CENTRAL

SECTOR: LIVING

PROMOTORS: LIVERPOOL CITY COUNCIL/LIVERPOOL CITY REGION COMBINED AUTHORITY

PLANNING AUTHORITY: : LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Paddington Village Central is a residential development opportunity that sits in the heart of Liverpool’s £1 billion flagship development site, Paddington Village.

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 high quality public realm.

Supporting the wider plans for the city-centre neighbourhood, Paddington Village Central is a residential plot opportunity to build up to 300 high quality (non-student) apartments in the heart of Liverpool’s Innovation District.

KQ Liverpool is completely absorbed in culture and is home to Liverpool Institute for Performing Arts, the Everyman and Unity theatres, Liverpool Philharmonic, two cathedrals and some of the city’s best bars and restaurants.

The unique mix of science, technology, health, education and cultural institutions, combined with the stunning architecture and its position at the heart of the city, really sets KQ Liverpool apart from the competition.

- Up to 18-storey permitted

Serviced development plot, 250 year lease, established development site in KQ Liverpool (close to universities and hospitals), great views across City, adjacent to ‘the Spine’, Novotel and Multi-storey car park, connected to local District Heat Network, green space to installed adjacent to plot, construction compound on site.



HIGHLIGHTS

£50 - £100
MILLION
Capital investment

£100+
MILLION
GDV

Part of a £1billion
flagship
development site
to be developed

Approx. 50,000sq
metres

PROJECT
TIMELINE
2024-2029

OPPORTUNITIES

PADDINGTON VILLAGE SOUTH

SECTOR: INVESTMENT ZONES, CULTURE & LEISURE, SCIENCE & INNOVATION, OFFICE, CITY CENTRE

PROMOTORS: LIVERPOOL CITY COUNCIL / LIVERPOOL CITY REGION COMBINED AUTHORITY

PLANNING AUTHORITY: : LIVERPOOL CITY COUNCIL

MAKE AN ENQUIRY →

Paddington Village South is the next phase in the city’s flagship, mixed-use £1billion Knowledge Quarter Liverpool (KQ Liverpool) development, in collaboration with the University of Liverpool. SHLUC funding grant and potential investment zone funding.

Paddington Village South, sitting at the eastern gateway of the Knowledge Quarter, forms part of the £1 billion flagship development site, Paddington Village.

Known as Liverpool’s Innovation District, Paddington Village has been earmarked for up to two million sqft of science, technology, education, health and residential development.

The ambition for the Paddington South masterplan will be to super charge the city’s research, development and innovation sector, whilst creating a vibrant new neighbourhood for the area, embedded in sustainable development principles.

Owned by Liverpool City Council, this is an exciting opportunity to compliment this growing area with mixed-use facilities, including educational space, office space and leisure activities.

Central to the development will be a revamped 9-acre public green space around Grove Street, with the aim of improving biodiversity by 10% as part of the city’s wider urban green up programme.