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# WORLD FAMOUS, WORLD LEADING

## THE WORLD IS BETTER BECAUSE OF WHAT HAPPENS HERE.

With innovation as our leading export, Liverpool City Region fuels life-changing research, groundbreaking products, transformative ideas, and ambitious people who shape the future. Bursting with imagination and driven by purpose, this region is a powerhouse of progress.

Globally recognised strengths in Health and Life Sciences, Advanced Manufacturing, Creative and Digital, Maritime, and Net Zero sectors are revolutionising industries and redefining economies, driving the future of business. Our people—researchers, creators, engineers, and entrepreneurs—are at the heart of this evolution, driving bold ideas into global impact.

Our compelling investment proposition is underpinned by unique technological advancement,

sustainable development, and strategic infrastructure investments. The integration of smart technologies and sustainable design principles is reshaping our built environment, while our Freeport status accelerates growth with tax incentives and streamlined planning, unlocking opportunities in logistics, manufacturing, and global trade.

A commitment to net zero by 2035 drives innovation in sustainable real estate, supported by major infrastructure upgrades, including new railway stations, a £500m battery-powered train fleet, and the iconic Mersey Ferry. A more connected, franchised public transport system is opening new development corridors and boosting property values in well-connected areas.

The £800m Life Sciences Innovation Zone is creating 8,000 high-value jobs, while LCR Connect provides ultrafast digital infrastructure to power smart buildings and future-focused businesses. Our world-class universities continue to fuel the talent pipeline,

fostering breakthroughs in materials science, digital innovation, and sustainable technologies.

With plans to deliver nearly 8,000 new homes annually, alongside vibrant cultural offerings and an exceptional quality of life, Liverpool City Region attracts young professionals, families, and forward-thinking investors alike.

This is a region built on ambition, innovation, and community, offering investors real growth potential, backed by a unified vision shared by political, business, and institutional leaders.

**Spend time here - whether for a weekend or a lifetime - and you'll see: this place is just different.**

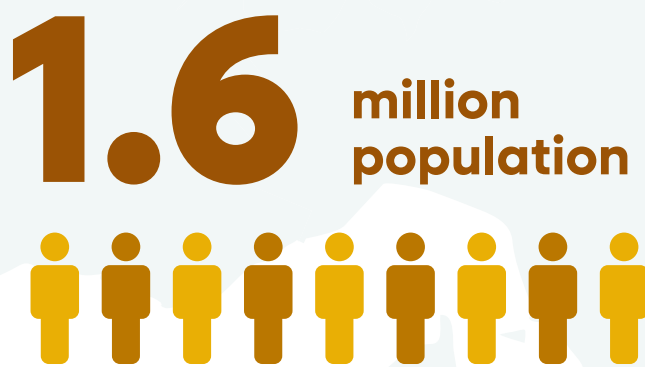
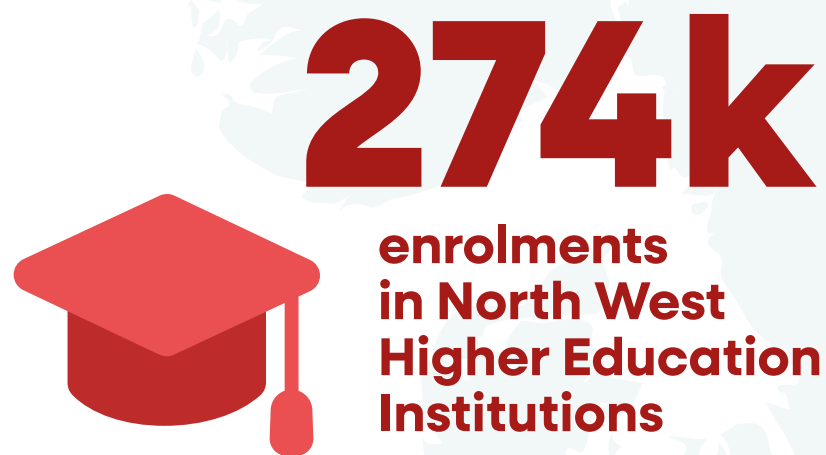
**Innovative. Joyful. Ambitious.**

**Liverpool City Region.**





# LIVERPOOL CITY REGION - AT A GLANCE





# WHY LIVERPOOL CITY REGION?

## A PLACE TO VISIT, LIVE, WORK AND INVEST

Liverpool City Region is a global cultural powerhouse, renowned for its rich history, world-class music, vibrant arts scene, and unrivalled sporting heritage.

The birthplace of The Beatles, it’s home to iconic venues like the Liverpool Philharmonic and Tate Liverpool, continuing to inspire creativity. The region hosted Eurovision 2023 and major events like the Liverpool Biennial. For sports lovers, few places compare - two of the UK’s most historic and successful football clubs foster a deep community spirit and attract visitors from around the world.

With a cost of living significantly lower than many major UK cities, Liverpool City Region is an attractive place to live, work, and invest. Add 42 miles of coastline, stunning waterfronts, green spaces, a thriving food and drink scene, and a UNESCO City of Music status, and it’s clear why so many choose to call it home.

The region also offers a highly skilled, adaptable, and cost-competitive workforce. Supported by top universities, colleges, and industry-driven training programmes aligned with key growth sectors, Liverpool City Region provides the talent and resources that investors need to thrive.

## Globally Connected

The region is a central UK hub with direct access to global trade. Home to the UK’s primary northern port, the Port of Liverpool handles 45% of transatlantic trade.

With direct rail links to London (two hours), and two international airports (within 45 minutes) serving over 200 destinations, we’re globally connected.

Strategically located at the heart of North West England’s motorway network, we offer road access to 60% of UK markets within two hours - giving a clear competitive edge for advanced manufacturing, distribution, and logistics along the M6, M62, M53, M56, M57, and M58 corridors.

The [Merseyrail](#) network, spanning 76km with 66 stations, has seen a £500 million investment in [new trains and infrastructure](#). Extending into Cheshire and Lancashire, its electrified lines integrate into a rapid underground system, connecting a labour market of 2.5 million people.





# WHY LIVERPOOL CITY REGION?

## Life Sciences Innovation Zone

The region's [Life Sciences Innovation Zone](#) will elevate our life sciences sector, with the potential to attract up to £800m in government and private investment and create 8,000 jobs. Dedicated to driving growth and fostering collaboration, the zone serves as a hub for innovation, research, and business development while training a new generation of talent.

[Read more about our Life Sciences Innovation Zone here.](#)

## Liverpool City Region Freeport

The region's [Freeport](#) is one of only eight freeports in England, and is unlocking new opportunities for trade, investment, and job creation. Covering key sites including the Port of Liverpool, with Tax Sites in Halton, St Helens and Wirral, it offers tax incentives and streamlined customs processes to attract global businesses and boost economic growth.

[You can learn more about Freeport here.](#)

## Digital Connectivity

Connectivity is set to strengthen with investment in LCR Connect - one of the UK's most ambitious subnational digital connectivity initiatives.

This 212km fibre backhaul network, developed through an innovative commercial joint venture and a strategic "dig once" approach, will deliver gigabit-capacity infrastructure.

The investment enables 'data-hungry' sectors like high-performance computing, advanced manufacturing, high-end gaming, film, music, and immersive technologies, keeping the region at the forefront of digital innovation.

[Find out more about Liverpool City Region's digital future, here.](#)





# KEY SECTORS

## HEALTH & LIFE SCIENCES

The Liverpool City Region is a UK Government-designated Life Sciences Innovation Zone and a hub for research and innovation in infectious disease control, pharmaceuticals, AI-driven healthcare, and pandemic preparedness.

Home to specialist teaching hospitals, including the Royal Liverpool and Clatterbridge, the region fosters collaboration between world-class academics, clinicians, and global industry leaders.

Through AI and robotics, its health and life sciences ecosystem is driving breakthroughs, improving healthcare outcomes, and generating high-value jobs and investment.

Innovation thrives in hubs like Knowledge Quarter Liverpool and SciTech Daresbury, where multiple centres of excellence converge to attract ideas and funding. The region

offers unparalleled opportunities for government, industry, and investors to expand on its strengths and shape the future of health and life sciences, redefining knowledge generations to come.

### Key highlights:

- Europe’s largest biomanufacturing cluster.
- UK leader in vaccine discovery and manufacturing.
- Most specialist hospitals outside London.
- Home to The Pandemic Institute and Liverpool School of Tropical Medicine.
- AI-driven infection innovation and health data research.
- STFC Hartree Centre, the UK’s most powerful supercomputer for R&D.
- Largest concentration of mental health expertise at Maghull Mental Health Innovation Park.

**Featured stats:**

- £800m Innovation Zone status.
- 27,000 health and life sciences students.
- 6,600 already employed in the sector.
- IZ status can create 8,000 additional roles.
- £121,000 GVA per job - the second largest among comparable city regions.
- £2bn annual R&D in infectious disease.

[investliverpoolcityregion.com/key-sectors/health-life-sciences/](https://investliverpoolcityregion.com/key-sectors/health-life-sciences/)





# KEY SECTORS

## ADVANCED MANUFACTURING

Unlock global trade and manufacturing excellence in the region, a dynamic hub for innovation and industry. With unrivalled transatlantic links, access to 50% of UK manufacturers, and the capacity to service 95% of the world’s largest container ships, this region is your gateway to global markets.

### Key highlights:

- Strategic port access and £1bn in logistics investment supporting global trade.
- Thriving manufacturing ecosystem, home to global brands like Jaguar Land Rover, Unilever, and AstraZeneca.
- Advanced research and innovation hubs including the Hartree Centre, Liverpool Science Park and CENTRAL TECH. Home to two High Value Manufacturing Catapults – The Manufacturing Technology Centre (MTC) and the Centre for Process Innovation (CPI).
- A commitment to clean growth, with expertise in sustainable manufacturing and materials development.

### Featured stats:

- 15,000 manufacturing students at leading universities.
- 15% of the UK’s annual car production.
- 50,000 manufacturing workforce.
- £2.9bn contribution to the Liverpool City Region economy.

[investliverpoolcityregion.com/key-sectors/advanced-manufacturing/](https://investliverpoolcityregion.com/key-sectors/advanced-manufacturing/)





# KEY SECTORS

## DIGITAL CREATIVE & TECHNOLOGY

Live and work in one of the UK’s most digitally progressive regions, where Big Data, AI, and creative tech are shaping the future. The region is a hub for innovators, with a legacy of world-firsts and groundbreaking discoveries.

### Key highlights:

- High-performance computing and cognitive technologies, placing us at the forefront of industrial solutions.
- Vibrant creative digital community, with expertise in gaming, immersive tech, and film/TV production.
- Cutting-edge facilities at the Hartree Centre and Sci-Tech Daresbury, home to leaders like IBM and Intel.
- Strong network of incubators and tech clusters, including CENTRAL TECH and the Baltic Triangle as Liverpool’s digital epicentres, and flanked by a growing creative and digital cluster across the river in Birkenhead.
- Ranked 7th on Time Out’s 2024 Best Cities in the World, celebrated for its thriving arts and culture scene.

### Featured stats:

- 3,875 creative, digital & tech businesses.
- £1.8bn contribution to the regional economy.
- £77,400 GVA per job.

[investliverpoolcityregion.com/key-sectors/digital-creative-technology/](https://investliverpoolcityregion.com/key-sectors/digital-creative-technology/)





# KEY SECTORS

## PROFESSIONAL & FINANCIAL SERVICES

The region is a thriving hub for Professional and Business Services (PBS), offering expertise in financial services, wealth management, and digital innovation. With a robust workforce, affordable office spaces, and advanced digital infrastructure, fostering business growth and innovation.

### Key highlights:

- Grade A office spaces from £24/sq ft.
- Access to 212 km of full-fibre, gigabit-capable networks.
- A leading centre for asset and wealth management (outside London).
- Over 17,000 students in law, business, and media fields.

### Featured stats:

- Fintech generates an estimated £219m GVA annually.
- 12,000 businesses employ over 107,000 people.
- 57% growth in the PBS sector over five years.

[investliverpoolcityregion.com/key-sectors/professional-business-services/](https://investliverpoolcityregion.com/key-sectors/professional-business-services/)





# HEALTH INNOVATION LIVERPOOL

## TRANSFORMING HEALTH AND PROSPERITY

**Health Innovation Liverpool is a bold vision to revolutionise healthcare, life sciences, and economic growth.**

Located in the Knowledge Quarter Liverpool Innovation District, Health Innovation Liverpool supports the rapidly expanding UK Government Life Sciences Investment Zone. Combining the expertise of the University of Liverpool, the National Health Service, industry and local communities, Health Innovation Liverpool tackles some of the UK's toughest health and economic challenges while setting a global standard for innovation and collaboration.





# HEALTH INNOVATION LIVERPOOL

## WHAT IS HEALTH INNOVATION LIVERPOOL?

Health Innovation Liverpool is more than buildings and research - it's about changing lives. In Stage one Health Innovation Liverpool will deliver economic growth, innovation and opportunities, through two flagship projects, totalling £550 million:

- The Health Innovation Liverpool Campus: a cutting-edge hub, connected directly to the UK's newest hospital, integrating clinical research, real-world patient care, industry partnership and advanced training to shape the future of healthcare.
- The Pandemic Preparedness and Response Facility: building on the success of the city's leading Pandemic Institute and equipping the UK to combat emerging global health threats.

## Why It Matters

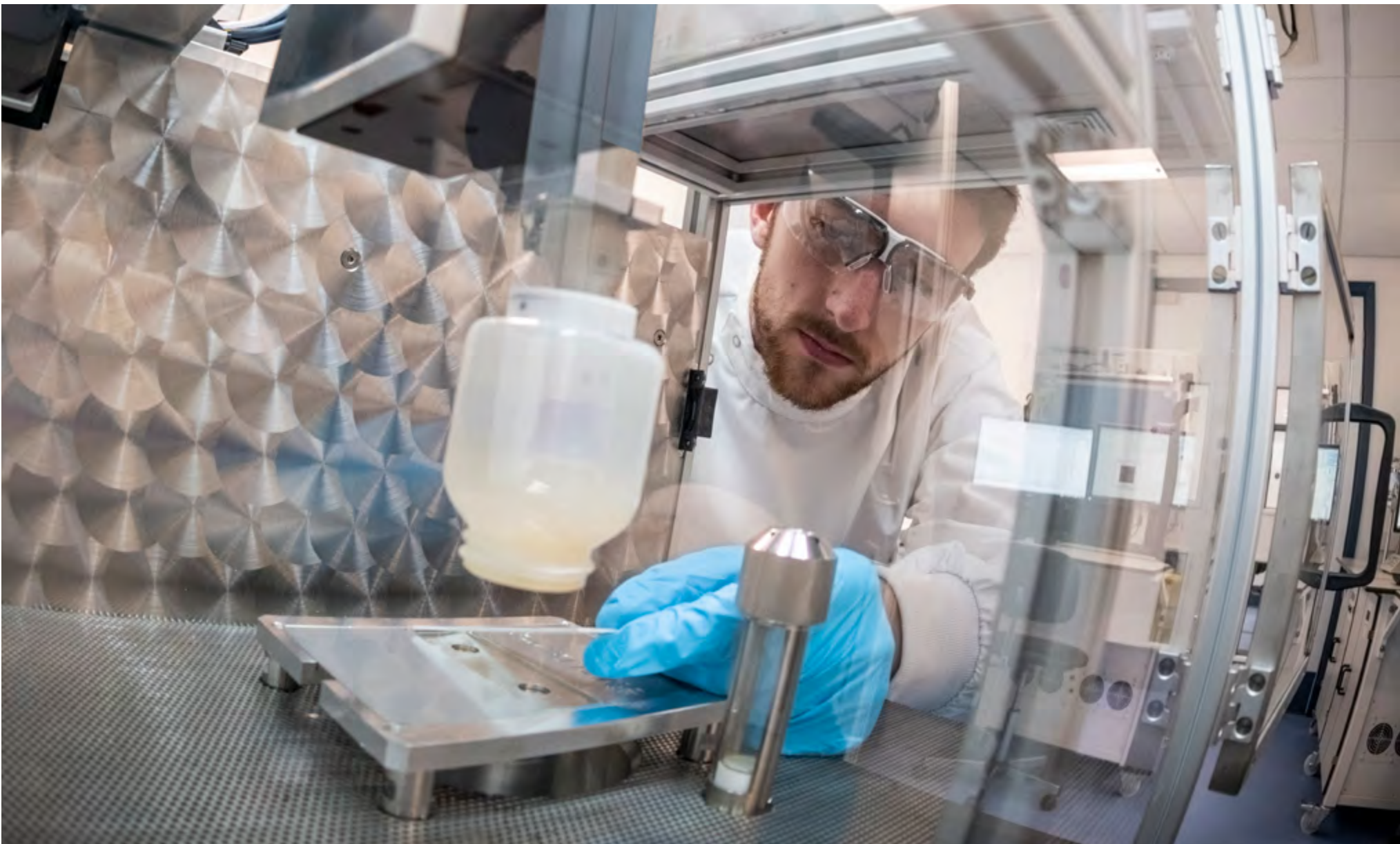
We face significant health and economic challenges, with 63% of residents living in England's most deprived areas. Health Innovation Liverpool will turn these challenges into opportunities by:

- Driving £1bn in economic benefits for the UK, and Liverpool City Region, creating high-quality Health and Life Science jobs and attracting global investment.
- A unique catapult and incubator space, where industry, NHS and academia are co-located, conducting clinical trials, leading edge analytics and accessing petabytes of clinical data from real-world populations.
- Training over 1,000 additional healthcare professionals annually by 2031, including doctors, nurses, and dentists, to address the NHS workforce crisis.

- Reducing health inequalities and economic inactivity, improving clinical outcomes for the population by 30% through state-of-the-art treatments and care and access to an immersive clinical research environment.

## A Vision For The Future

With funding sought from government, industry, and private partners, Health Innovation Liverpool will strengthen Liverpool's reputation as a leader in health, innovation and life sciences, improving lives and reshaping the economy.







# INVESTMENT PROPOSITIONS

LIFE SCIENCES & INNOVATION	LEISURE & CULTURE	MIXED USE / TOWN CENTRE	INDUSTRY & LOGISTICS	LIVING & RESIDENTIAL
Health Innovation Liverpool	Halewood Retail and Leisure Expansion	Alexandra Park (Former Pilkington HQ)	Astmoor Masterplan	Bold Forest Garden Village
HEMISPHERE One	Littlewoods Film and Television Studios	Birkenhead Town Centre	Link 23 and Millfield Lane, Haydock Industrial Estate	Borough Park/Hind Street Birkenhead
HEMISPHERE Two	Liverpool Waters	Bootle Strand	MEA Park	Cowley Hill
Maghull Mental Health Innovation Park	Liverpool Waters - Waterfront Hotel	Bootle Town Centre Transformation	Omega West	Festival Gardens
Paddington South	Parr Hub	Liverpool Central Station Gateway	Intermodal Logistics Park North	Liverpool Waters
Project Halo	Southport Fairways	Liverpool Waters	Parkside West	Liverpool Waters, Central Seven at Central Docks
Sci-Tech Daresbury Violet phase 2		Liverpool Waters – Central Docks	Stonebridge Cross	Paddington Central
Southport Business Park		Earlestown	Symmetry Park at Halsnead South	Price Street
		Great George Street		Rose Brae Site
		Huyton Town Centre		St Helens Town Centre
		King’s Dock		The former House of Fraser Site
		Kirkby Town Centre		Watson Street Works
		Liverpool Waters, No 5 Princes Dock		Wirral Waters
		Pall Mall and Moorfields		Woodside Waterfront
		Prescot Town Centre		
		Widnes Town Centre		
		Wirral Waters		





Life Sciences  
and Innovation

# HEALTH INNOVATION LIVERPOOL

GROSS DEVELOPMENT  
VALUE (GDV):

£320m  
estimated

DEVELOPMENT TIMELINE:

Planning Approval:  
Masterplanning and RIBA1  
complete. Full planning  
will be supported through  
local policies.

Phase 1 Construction Start:  
2027.

**Sector:**  
Life Sciences & Innovation,  
Learning & Institutions

**Promoter/Landowner(s):**  
The NHS University  
Hospitals of Liverpool Group/  
University of Liverpool

**Planning Authority:**  
Liverpool City Council

Health Innovation  
Liverpool is a bold  
vision to revolutionise  
healthcare, life sciences,  
and economic growth.

Its cutting-edge facility, connected  
directly to the Royal Liverpool Hospital  
– the UK’s newest hospital – enables  
groundbreaking clinical research to meet  
real-world patient care and advanced  
training for the next generation of  
health professionals.

It will be a truly unique catapult and  
innovation space, where industry, NHS  
and academia are co-located and can  
access petabytes of clinical data from a  
real-world population to drive improved  
health outcomes.

Health Innovation Liverpool will prove  
highly attractive to globally mobile life  
sciences, diagnostic and pharmaceutical

companies seeking to benefit from the  
cluster effect of linked public and private  
investment.

KEY FACTS

- Scale:**  
30,000m2 flexible facility providing  
clinical research, treatment,  
commercial innovation and clinical  
training – linked directly to UKs  
newest major hospital.
- Clinical Innovation:**  
Unique in UK for access to clinical  
trials, biobanking, analytical and data  
resources, in high demand by global  
Life Science companies.
- User Base:**  
Long-term diverse and stable user base,  
UK Russel Group University, UK National  
Health Service and Health-Tech/Life  
Science commercial occupiers.
- Location:**  
Part of Knowledge Quarter  
Liverpool and proximity to all major  
Life Science developments and  
Universities resources.
- Future Opportunities:**  
Catalyst build to unlock potential  
125,000m2 of future development  
on the site.

INVESTMENT  
PROPOSITION

We are interested in talking to potential  
end users, co-investors and funding  
partners to consider a range of delivery  
models as we move into the next stages  
of this programme.





GROSS DEVELOPMENT  
VALUE (GDV):

£61m

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Approved and ready to start  
on site in Autumn 2025.

**Completion:**  
Summer 2027.

**Sector:**  
Life Sciences & Innovation,  
Office

**Promoter/Landowner(s):**  
Sciontec Developments  
Limited

**Planning Authority:**  
Liverpool City Council

**Located in Paddington  
Village, Knowledge Quarter  
Liverpool, HEMISPHERE  
One hosts advanced labs  
for leading commercial  
and academic innovators  
to thrive.**

Alongside the market-facing labs, HEMISPHERE One will house the Centre of Excellence for Long-Acting Therapeutics (CELT), a world-leading UK knowledge asset expanding the University of Liverpool’s pioneering work.

This multi-disciplinary hub will drive globally impactful academic insights and commercial innovations, addressing unmet clinical needs.

HEMISPHERE One will also feature Sciontec AI (All Inclusive), offering high-spec office and write-up spaces tailored for innovation businesses of all sizes.

We’re committed to creating spaces that enhance health, wellbeing, and productivity, building HEMISPHERE One to achieve a Platinum WELL Standard.

KEY FACTS

- **Scale:**  
117,190 Sq Ft (NIA) across 8 floors (G+7).
- **Flexible Space:**  
Large, easily divisible floorplates for flexible tenant fit-out.
- **Design:**  
Upper floors designed for high-spec Bio/Chemistry labs.
- **Distance:**  
15-minute walk to Liverpool Lime Street and Central Stations (with direct bus links).
- **Location:**  
Adjacent to a new multi-storey car park.

INVESTMENT  
PROPOSITION

Sciontec currently owns and operates the nearby Liverpool Science Park buildings, providing innovation services across KQ Liverpool.

We are interested in talking to potential end-users, co-investors and funding partners for a Sciontec founded SPV that will develop and operate the building, as part of Sciontec’s portfolio of KQ Liverpool Innovation District assets.





GROSS DEVELOPMENT  
VALUE (GDV):

£95m

base build

DEVELOPMENT TIMELINE:

Planning Approval:  
Currently at RIBA1, which  
is due to complete May  
25, with planning to be  
submitted thereafter.

Sector:  
Life Sciences & Innovation,  
Office

Promoter/Landowner(s):  
Sciontec Developments  
Limited

Planning Authority:  
Liverpool City Council

Sitting next to HEMISPHERE  
One at Paddington Village,  
HEMISPHERE Two will be  
a catalyst for change and  
talent development.

It will feature market-facing labs  
alongside the Artificial Intelligence  
Materials Hub for Innovation (AIM-HI)  
– a purpose-built translation hub.

AIM-HI will scale up materials discoveries  
and automated research, creating  
globally marketable products at the  
intersection of robotics and AI. At its core  
will be a world-first lab of the future—an  
iconic double-height space integrating  
manual work, automated kit, robotics,  
and AI-driven mobile lab robots.

AIM-HI will attract forward-thinking  
companies to co-locate with world-  
leading assets. Subject to planning,  
HEMISPHERE Two will offer write-up,  
incubator, grow-on, and commercial  
lab space, plus some of the world’s  
most advanced chemistry labs.

KEY FACTS

- **Scale:**  
106,240 sq ft (NIA) across 8 floors (G+7).
- **Double-height hybrid chemistry lab:**  
A global first.
- **Distance:**  
15-minute walk to Lime Street and  
Central Stations, with direct bus links.
- **Location:**  
Adjacent to a new multi-storey  
car park.

INVESTMENT  
PROPOSITION

Sciontec currently owns and operates the  
nearby Liverpool Science Park buildings,  
providing innovation services across KQ  
Liverpool.

We are interested in talking to potential  
end-users, co-investors and funding  
partners, for Sciontec founded SPV that  
will develop and operate the building, as  
part of Sciontec’s portfolio of KQ Liverpool  
Innovation District assets.





GROSS DEVELOPMENT  
VALUE (GDV):

£125m  
estimated

DEVELOPMENT TIMELINE:

Planning Approval:  
January 2026.

Construction Start:  
Spring 2026.

Completion  
Autumn 2027.

**Sector:**  
Life Sciences & Innovation

**Promoter/Landowner(s):**  
Mersey Care NHS Foundation  
Trust / Ion Property  
Developments Limited

**Planning Authority:**  
Sefton Council

Maghull Mental Health  
Innovation Park offers  
a unique investment  
opportunity as a leading  
centre of excellence for  
mental health research.

The first phase, the Mental Health Digital Research Centre, will serve as a hub for advancing digital mental health treatments and training. The 30,000 sqm facility will foster collaboration with Mersey Care NHS Trust, the University of Liverpool, and private sector partners. This project is strategically positioned to drive innovation in AI, VR, and digital healthcare solutions, aligning with national health policies and global trends in mental health treatment.

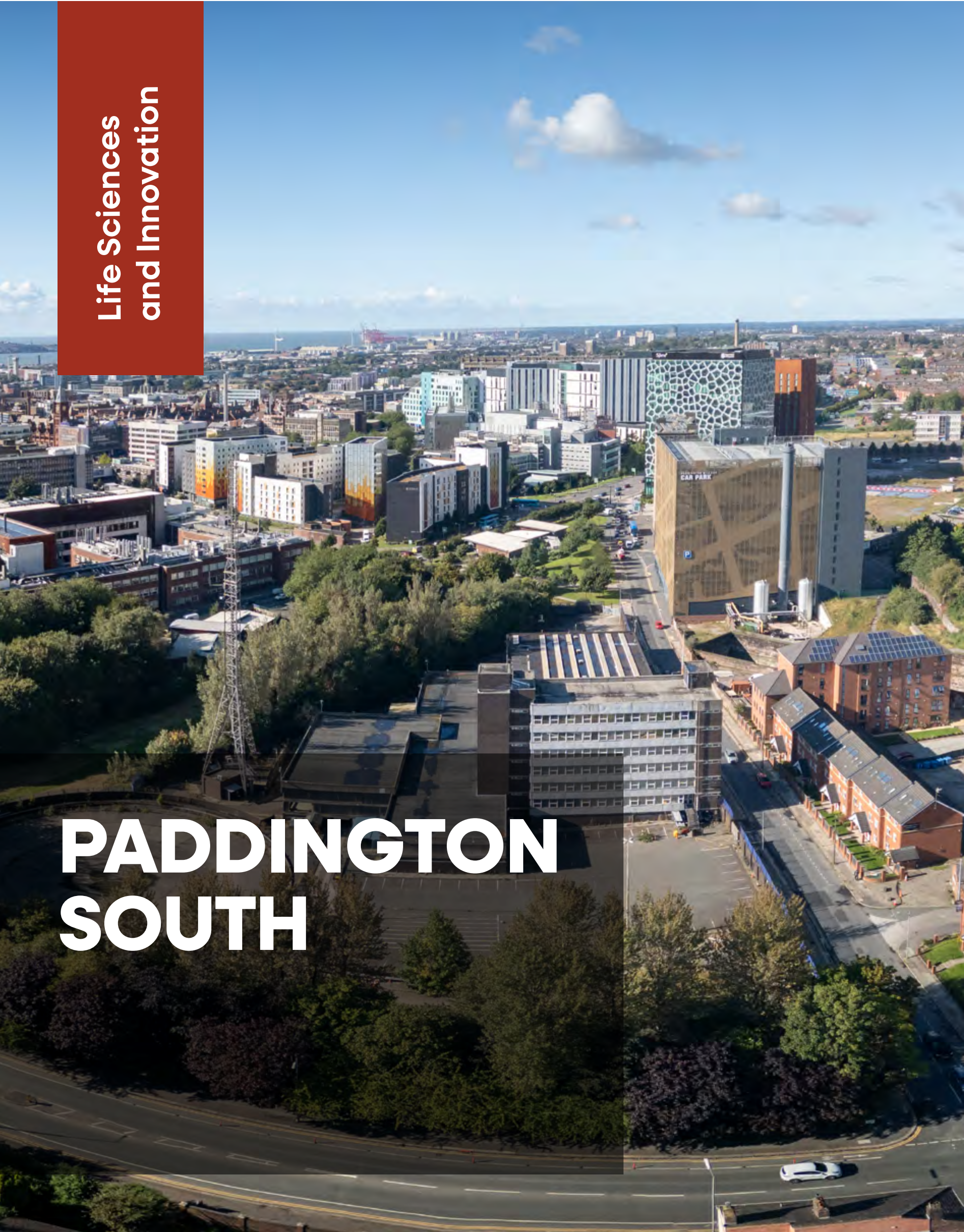
KEY FACTS

- **Largest Cluster:**  
Europe's largest complex of secure mental health services.
- **Mental Health Digital Research Centre:**  
30,000 sqm of digital and lab space in a parkland setting.
- **Collaboration:**  
Encourages NHS, academia, and private sector health partnerships.
- **Location:**  
Excellent road access, public transport, and high-speed digital connections.
- **Research and Testing:**  
NHS-accredited teams support secure product testing.

INVESTMENT  
PROPOSITION

We seek investors and operators for future phases of the health park, following the completion of the Mental Health Digital Research Centre, which will remain under the operation of Mersey Care NHS Trust. The opportunity to be part of a world-class research and product testing facility is expected to attract global collaborators in the mental health sector.





Life Sciences  
and Innovation

# PADDINGTON SOUTH

GROSS DEVELOPMENT  
VALUE (GDV):

£100m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Not yet granted, but will  
be supported through  
local policies.

**Masterplanning and  
Site Enabling Works:**  
2024-2026.

**Phase 1 Construction Start:**  
2029.

**Sector:**  
Life Sciences & Innovation,  
Learning & Institutions, Office

**Promoter/Landowner(s):**  
Liverpool City Council/  
Liverpool City Region  
Combined Authority/  
University of Liverpool

**Planning Authority:**  
Liverpool City Council

**Paddington South is the  
next phase of Liverpool  
City Council’s £1bn  
flagship development site,  
Paddington Village.**

This development will build on the  
success of Paddington Central and  
transform a former brownfield site into a  
vibrant research and innovation cluster,  
integrating sustainable development  
principles and a central park.

The masterplan will include science and  
research facilities, educational spaces,  
office buildings, and potential residential  
development.

KEY FACTS

- **New:**  
Chemistry and Materials Supercluster  
for Liverpool.
- **Development Value:**  
£100 million+
- **Location:**  
Part of Knowledge Quarter Liverpool  
(KQ Liverpool).
- **Public Realm:**  
Includes 3 acres of green space.
- **Land Area:**  
Approx. 50,000 sq meters  
of development planned.
- **Key Facilities:**  
Science, Technology and Education  
spaces and residential opportunities.

INVESTMENT  
PROPOSITION

Liverpool City Council and the University  
of Liverpool are interested in talking  
to potential funding partners and  
commercial/residential developers.





# PROJECT HALO

GROSS DEVELOPMENT VALUE (GDV):

£20m+  
estimated

DEVELOPMENT TIMELINE:

Planning Approval:  
Full planning submission in Spring 2025

FID:  
Summer 2025 (subject to planning and investor engagement).

Construction Start:  
Autumn 2025.

Construction Completion:  
Winter 2026.

Sector:  
Life Sciences & Innovation

Promoter/Landowner(s):  
St Helens Council

Planning Authority:  
St Helens Council

Project Halo is a key development within the St Helens Manufacturing and Innovation Campus, aimed at fostering innovation in life sciences and supporting the growth of the local sector.

The site will offer 86,250 sqft of high-quality space designed for research, manufacturing, and storage, all underpinned by sustainable design with a connection to the Hynet hydrogen pipeline. It is positioned within the Liverpool City Region’s Life Science Innovation Zone, making it eligible for a range of attractive business tax benefits. With potential to employ 300+ people, this project will significantly contribute to the life sciences innovation ecosystem in the region.

KEY FACTS

- **Location:**  
Adjacent to Glass Futures, St Helens Manufacturing and Innovation Campus.
- **Development Size:**  
4 TechBox units, 86,250 sqft.
- **Accessibility:**  
1 km to St Helens Central Rail Station, 5 km to M62 Motorway.
- **Connectivity:**  
Planned connection to HyNet hydrogen pipeline.
- **Innovation Zone:**  
Part of the Liverpool City Region Life Sciences Innovation Zone.

INVESTMENT PROPOSITION

Seeking development funding, investment lease options, and end-user occupiers for Project Halo.





Life Sciences  
and Innovation

# SCI-TECH DARESBUY

Violet phase 2

GROSS DEVELOPMENT  
VALUE (GDV):

£25m

### DEVELOPMENT TIMELINE:

Planning Approval:  
Granted and start  
on site Q1 2026.

Completion:  
2H 2027.

**Sector:**  
Life Sciences & Innovation

**Promoter/Landowner(s):**  
Daresbury SIC LLP

**Planning Authority:**  
Halton Borough Council

Located at the Sci-Tech Daresbury national science and innovation campus, Violet phase 2 is the next step in developing facilities to support science, technology, and engineering businesses.

The campus, home to over 150 companies including IBM, Hitachi, and Croda, follows the “Home for Life” philosophy, offering lab, workshop, pilot, and office spaces to help companies scale.

Violet phase 2 will provide CL2-enabled labs and pilot facilities with flexible floor plates ranging from 5,000 to 20,000 sq ft, ideal for life science, materials, and engineering companies.

### KEY FACTS

- **National Campus:**  
Located on a major R&D hub with UKRI’s Northern laboratory and STFC Daresbury Laboratory.
- **Scale:**  
63,000 sq ft across 3 floors.
- **Flexible Space:**  
Large, divisible floorplates for custom tenant fit-outs.
- **Design:**  
Lower floors for CL2 Bio/Chemistry/ Engineering labs and pilot facilities, top floor for office space.
- **Location:**  
Excellent connectivity by road, rail, and air, just 10 minutes from motorway networks and 20 minutes from Manchester and Liverpool airports.

### INVESTMENT PROPOSITION

Sci-Tech Daresbury is seeking discussions with potential end-users, particularly those looking to scale their business in a leading innovation environment.





Life Sciences  
and Innovation

# SOUTHPORT BUSINESS PARK

## GROSS DEVELOPMENT VALUE (GDV):

£50m+

expected range for real  
estate development

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
Allocated for employment  
uses in the Local Plan.

**Construction:**  
Timeline to be determined  
based on investor proposals.

**Sector:**  
Life Sciences & Innovation

**Promoter/Landowner(s):**  
Sefton Council

**Planning Authority:**  
Sefton Council

## Southport Business Park offers a unique investment opportunity in the heart of the Liverpool City Region.

Located just 13 miles from the Port of Liverpool, this site is ideally positioned for innovative businesses seeking global connectivity and growth potential.

Phase 1 represents a 16-acre development area within the park, ideal for creating new business space. The site benefits from advanced infrastructure, including GTT’s ultrafast, globally connected fibre network, which connects the park to key financial and technological hubs worldwide.

With the potential for 260,000 sq. ft. of business accommodation and a strategic location providing direct access to Liverpool and Manchester, Southport Business Park is poised to attract high-profile occupiers in the legal, financial, and technological sectors.

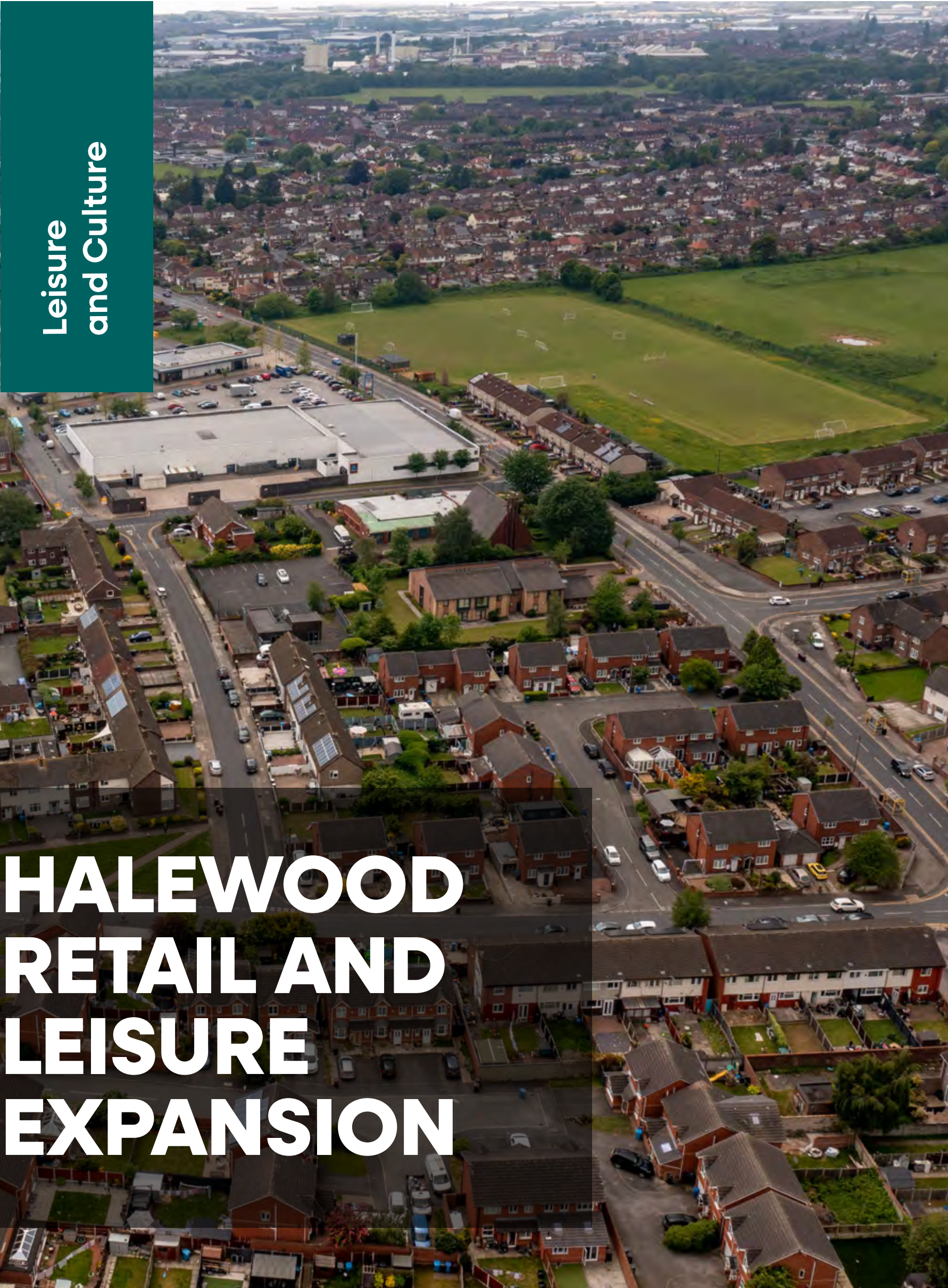
## KEY FACTS

- **Total Site Area:**  
27.6 acres, available across two prime development sites.
- **Phase 1 Development:**  
Represents 16 acres on the existing business park.
- **Strategic Location:**  
Situated southeast of Southport town centre in Kew, directly connected to the M58 and M6 motorways.
- **Global Connectivity:**  
Linked to the GTT ultrafast, super low-latency fibre network, providing seamless connectivity.
- **Development Potential:**  
Suitable for up to 260,000 sq. ft. of B1 (Business), B2 (General Industrial), and B8 (Storage and Distribution) accommodation, identified within the Liverpool City Region Freeport Strategy.

## INVESTMENT PROPOSITION:

Sefton Council is seeking private sector investment to develop Southport Business Park. The project offers opportunities for large-scale business space development, with clarity on site investigation data to support developer partners.





Leisure  
and Culture

# HALEWOOD RETAIL AND LEISURE EXPANSION

GROSS DEVELOPMENT  
VALUE (GDV):

£2-3m

DEVELOPMENT TIMELINE:

Planning Approval:  
Planning expected to  
be achieved in 2025.

Process:  
Delivery expected in 2026.

Sector:  
Leisure & Culture

Promoter/Landowner(s):  
Knowsley Council

Planning Authority:  
Knowsley Council

Halewood is currently  
undergoing a  
transformative period  
of growth, with over  
1,300 new homes under  
construction in the east  
of the town.

Knowsley Council has secured £15.3m from the Levelling Up Fund (Round 2) to enhance the town's retail, leisure, and greenspace offerings. This funding will facilitate an expanded retail and commercial centre, upgrade Halewood Leisure Centre, improve sporting facilities, and enhance walking and cycling connectivity.

Additionally, £13m in Section 106 contributions from the East of Halewood housing development and £2.5m from the City Region Sustainable Travel Settlement will further support these improvements. The development presents a unique opportunity to be part of a growing town with significant investment already in place.

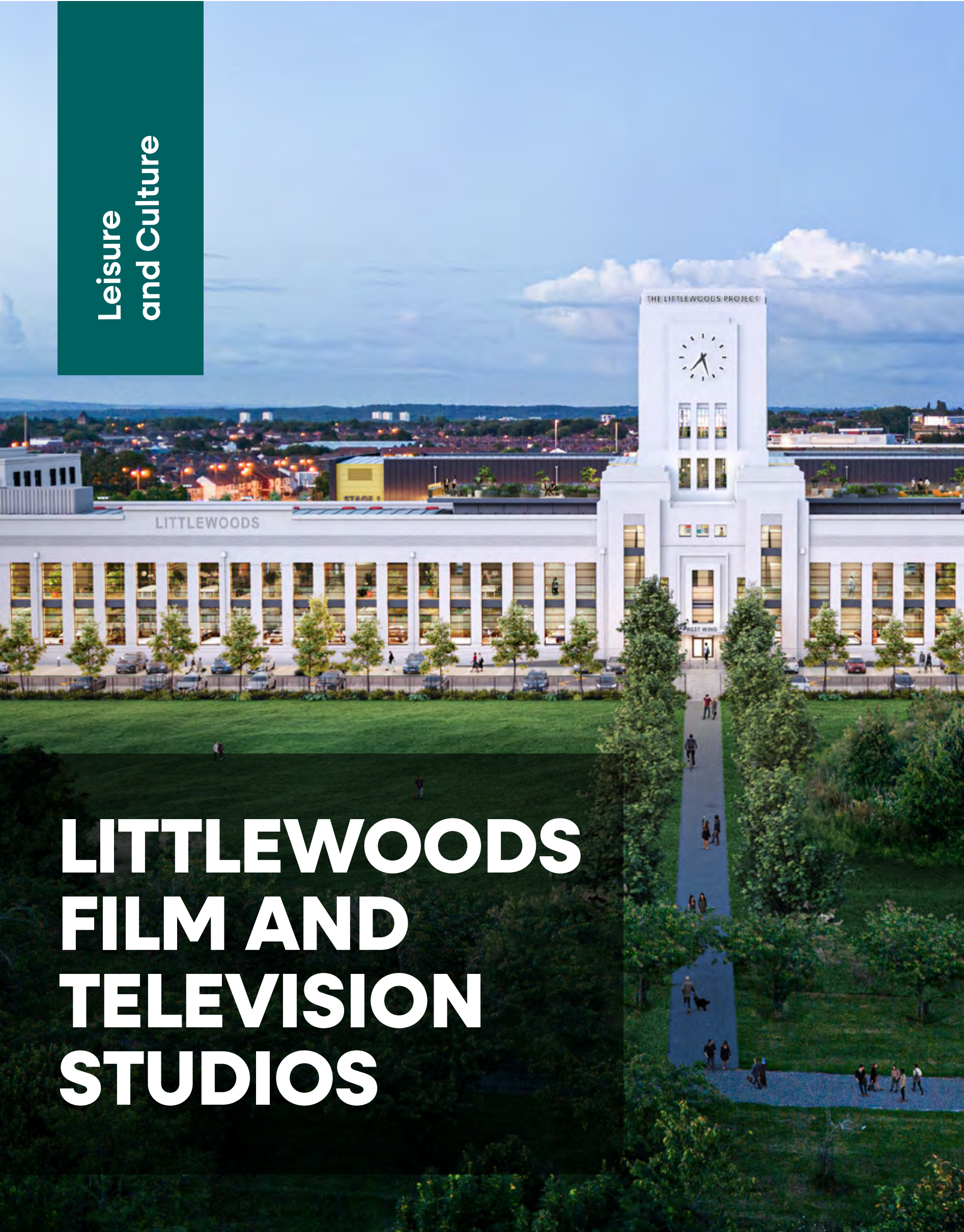
KEY FACTS

- **Masterplan:**  
A wider Halewood Investment Masterplan was consulted on earlier this year.
- **Retail/Commercial Expansion:**  
Up to 3 acres of land to be developed, delivering 2,500 sq m of new commercial (retail) space, including associated parking.
- **Transport Links:**  
Excellent connectivity with Halewood train station nearby and a main bus interchange directly opposite.

INVESTMENT  
PROPOSITION

Knowsley Metropolitan Borough Council is seeking interest from developers and end users.





Leisure  
and Culture

# LITTLEWOODS FILM AND TELEVISION STUDIOS

GROSS DEVELOPMENT  
VALUE (GDV):

£60m

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Planning approval was  
granted in October 2024.

**Process:**  
Phase 1 - Enabling works  
have been completed.  
Phase 2 - Construction  
starts in 2025, opening  
in 2027.

**Sector:**  
Leisure & Culture, Learning  
& Institutions, Office

**Promoter/Landowner(s):**  
Liverpool City Council/  
Liverpool City Region  
Combined Authority

**Planning Authority:**  
Liverpool City Council

Liverpool’s iconic  
Littlewoods Building  
is set to be reborn as a  
state-of-the-art hub for  
the creative industries.

The £80 million Littlewoods Film and Television Studios project will transform this historic site into a digital media campus, featuring two large studios, premium office spaces, and an education centre.

Developers Capital and Centric have already begun enabling works, stabilising the structure and preparing it for restoration. The facility’s design will include versatile spaces to support big-budget productions and foster growth in Liverpool’s thriving creative sector.

With financial backing and innovative partnerships, this redevelopment will position Liverpool as a global destination for film and television production while offering transformative opportunities for the local economy and workforce.

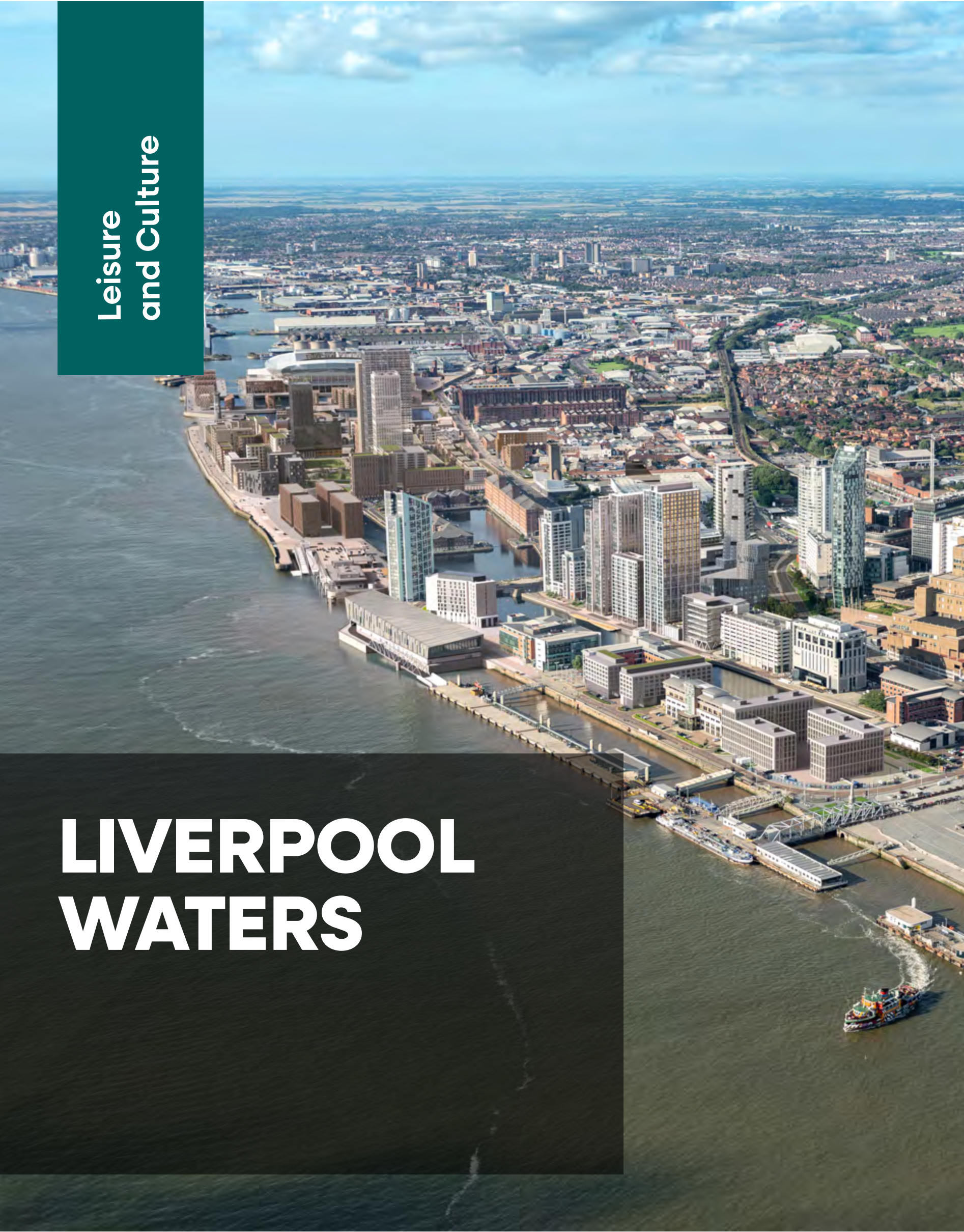
KEY FACTS

- **Site Size:**  
Approximately 4.7 hectares (11.67 acres).
- **Development Scale:**  
260,000 sq. ft. of commercial office space within a historic art deco building.
- **Project Value:**  
Estimated redevelopment costs of £80 million.
- **Timeline:**  
Phase 1 enabling works have been completed; main construction expected to start in 2025 and complete by 2027.
- **Unique Features:**  
Includes two 20,000 sq. ft. sound stages, a roof garden, and spaces for education, events, and offices.

INVESTMENT  
PROPOSITION

Liverpool City Council is seeking capital investment from banking institutions and/or private financial investors to bridge the funding gap for this transformative £80 million project.





Leisure  
and Culture

# LIVERPOOL WATERS

GROSS DEVELOPMENT  
VALUE (GDV):

£5b

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Outline planning permission  
has been secured.

**Process:**  
Liverpool Waters is now  
firmly in the development  
stage with a number of  
projects delivered and  
many in the pipeline.

**Sector:**  
Mixed use,  
Living and Residential,  
Leisure & Culture, Office

**Promoter/Landowner(s):**  
Peel Waters

**Planning Authority:**  
Liverpool City Council

Liverpool Waters is  
a transformational  
regeneration project,  
reimagining Liverpool’s  
former industrial docklands  
into a vibrant, mixed-use  
waterside district.

Set along the city’s iconic, internationally  
recognised waterfront and commercial  
business district, it’s one of the most sought-  
after locations in the UK.

As the largest single development  
opportunity in Liverpool, the 2.3km site is  
being transformed over 30 years into a  
sustainable, high-quality destination.

Progress to date includes:

- Over £300m in developments by Moda  
Living, Regenda, and the Isle of Man  
ferry terminal.

- A £500m Everton FC stadium, creating  
a landmark 53,000-seat venue.
- Detailed consent for nearly 1,000  
apartments, many completed or  
starting soon.
- 200,000+ sq ft of office lettings  
within the existing estate.

KEY FACTS

- **Waterfront Site:**  
2.3km of Liverpool’s historic northern  
docklands.
- **Office Space:**  
Over 200,000 sq ft of completed lettings.
- **Residential:**  
Detailed consent for 1,000 apartments.
- **Leisure & Culture:**
  - £500m Everton FC stadium  
(53,000 seats).
  - Over 100 cruise ships expected in 2025.
  - Waterfront events and cultural  
programming.
- **Community:**  
2,000+ people currently working  
in the area.

INVESTMENT  
PROPOSITION

Opportunities are available across multiple  
development phases of Liverpool Waters.  
Peel Waters welcomes discussions with  
investors to help shape this landmark  
transformation in the heart of Liverpool.



Leisure  
and Culture

# LIVERPOOL WATERS

Waterfront Hotel

GROSS DEVELOPMENT  
VALUE (GDV):

£50m

DEVELOPMENT TIMELINE:

Planning Approval:  
June 2026.

Planning Determination:  
November 2026.

Construction Start:  
January 2027.

Sector:  
Leisure & Culture

Promoter/Landowner(s):  
Peel Waters

Planning Authority:  
Liverpool City Council

Peel Waters is offering  
a unique freehold hotel  
development opportunity  
in Liverpool Waters, a  
landmark 60ha waterfront  
regeneration scheme.

Positioned in Princes Dock, the hotel site is perfectly placed to serve thousands of workers and residents, as well as growing visitor numbers from Liverpool's expanding cruise industry.

Liverpool Waters is home to major developments, including the Everton Stadium (52,888 capacity) and a new Isle of Man Ferry Terminal, providing direct demand drivers for a high-quality hotel. In 2024, Liverpool welcomed over 100 cruise ships, with plans to double this figure, ensuring strong and sustained footfall.

KEY FACTS

- **Site Size:**  
0.46 acres.
- **Prime Location:**  
Adjacent to the Isle of Man Ferry Terminal and near the Liverpool Cruise Liner Terminal.
- **Tourism Market:**  
Liverpool is the UK's 4th most visited city by domestic tourists and 5th most visited by international tourists.
- **Hotel Market Strength:**  
Liverpool's RevPAR outperformed Manchester in 2024 for the second consecutive year, as well as other major UK cities including Birmingham, Glasgow, and Bristol.

INVESTMENT  
PROPOSITION

Peel Waters is offering the freehold sale of this prime waterfront development plot, ready for a hotel operator or investor to create a flagship hospitality asset.





GROSS DEVELOPMENT  
VALUE (GDV):

£58m  
estimated

DEVELOPMENT TIMELINE:

Planning Approval:  
Planning application  
scheduled for submission  
2025 (subject to FID).

Process:  
Construction start  
2026 (subject to FID).  
Construction  
completion 2028.

Sector:  
Leisure & Culture,  
Learning & Institutions

Promoter/Landowner(s):  
St Helens Council

Planning Authority:  
St Helens Council

The Parr Community Hub  
and Elite Rugby League  
Facility is a pioneering  
project that leverages the  
global brand of St Helens  
Rugby League Football  
Club (Saints) to catalyse  
local regeneration.

The club has been a cornerstone of the  
community for over 150 years and plays  
a crucial role in local engagement, youth  
development, and promoting well-being.

This state-of-the-art facility will not  
only provide elite sports infrastructure  
for both male and female rugby teams  
but also serve as a comprehensive  
community hub. The project will include  
wellness features like swimming pools,  
fitness studios, outdoor sports pitches,  
educational spaces, and health  
consultation rooms.

The aim is to create an all-encompassing,  
energy-efficient space that fosters  
community cohesion, tackles inequality,  
and provides a sustainable model for  
future generations.

KEY FACTS

- **Facility Features:**  
Swimming pools, fitness studio, E-sports  
studio, outdoor 3G pitches, educational  
rooms, health consultation facilities,  
café, and library.
- **Elite Sports Infrastructure:**  
Designed for both male and  
female teams, including those  
with additional needs.
- **Proximity:**  
0.9 miles from St Helens Central  
Rail Station, connecting to regional  
transport networks.
- **Sustainability:**  
All-electric design, BREEAM  
Excellent/Outstanding target,  
Net Zero Carbon aspirations.

INVESTMENT  
PROPOSITION

We are seeking investment partners for  
this transformative project, which will  
provide a lasting impact on the local  
community, sports, and health sectors.





GROSS DEVELOPMENT  
VALUE (GDV):

£50m+

expected range for real estate development. The Council will consider proposals on individual merit.

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Designated development site within the Local Plan.

**Construction:**  
Timeline to be determined based on investor proposals.

**Sector:**  
Leisure & Culture

**Promoter/Landowner(s):**  
Sefton Council

**Planning Authority:**  
Sefton Council

Southport Fairways offers a unique waterfront development opportunity in one of the UK’s premier coastal towns.

This 6-acre site is ideally positioned to capitalise on Sefton’s robust visitor economy, which attracts millions of visitors annually for national events such as The Southport Air Show and The Open Golf Championship.

The site is designated for leisure sector developments, including high-quality visitor accommodation, conference facilities, and complementary amenities. Its proximity to Southport Golf Links and the new Marine Lake Events Centre ensures high visibility and footfall, making it an attractive proposition for investors and developers seeking to enhance the region’s thriving tourism and event economy.

With flexible development options and strong support from Sefton Council, Southport Fairways is a prime opportunity to create a landmark leisure destination in the Liverpool City Region.

KEY FACTS

- **Site Area:**  
2.5 hectares (6 acres), cleared and ready for development.
- **Strategic Allocation:**  
Allocated for hotels, leisure, and conference facilities in Sefton’s Local Plan.
- **Waterfront Location:**  
Prime coastal road site adjoining Southport Golf Links and adjacent to the £73 million Marine Lake Events Centre development.
- **Tourism Hub:**  
Situated in Southport, a nationally recognised visitor destination attracting over 8.7 million visitors annually, contributing £698 million to the local economy.
- **Southport Town Deal:**  
Within the Southport Town Deal area, emphasising regeneration and growth.

INVESTMENT PROPOSITION

Sefton Council is open to flexible investment or development proposals from potential partners. The site is ideal for major leisure attractions and associated facilities to support Southport’s tourism and event sectors.





Mixed Use /  
Town Centre

# ALEXANDRA PARK

Former Pilkington HQ

GROSS DEVELOPMENT  
VALUE (GDV):

£50m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
No current applications  
but recognised in St Helens  
Borough Council’s 2024  
Strategic Housing Land  
Availability Assessment.

**Delivery Timescale:**  
1-3 years.

**Sector:**  
Living/Residential,  
Leisure & Culture

**Promoter/Landowner(s):**  
Northern Star Asset Group

**Planning Authority:**  
St Helens Council

Alexandra Park represents  
a rare opportunity to  
redevelop a historically  
significant and  
architecturally unique  
site in St Helens.

Formerly Pilkington’s global  
headquarters, the site spans 10.84  
hectares and includes the Grade II listed  
HQ complex, which is a celebrated  
example of integrated architecture and  
landscape design.

Strategically located 10 miles from  
Liverpool City Centre and 20 miles  
from Manchester City Centre, the site  
boasts excellent transport links and  
close proximity to the ambitious  
regeneration projects underway  
in St Helens town centre.

Investors have the chance to transform  
this iconic site into a vibrant residential  
or mixed-use development that preserves  
its heritage while delivering modern,  
sustainable growth. With council  
recognition in the St Helens Borough  
Local Plan and Strategic Housing Land  
Availability Assessment, Alexandra Park is  
positioned for impactful redevelopment.

KEY FACTS

- Total Site Area:**  
10.84 hectares.
- Proposed Uses:**  
Residential conversion of the former  
office complex, additional residential  
units, or mixed-use development  
(residential, leisure, office, and retail).
- Transport Links:**  
0.7 miles from Thatto Heath Rail Station  
(Liverpool-Blackpool line) and high  
frequency quality bus services to  
Liverpool City Centre.
- Notable Features:**  
Grade II listed Pilkington HQ complex,  
including highly visible and distinctive  
landmark tower building element.
- Strategic Location:**  
Adjacent to desirable Victorian  
neighbourhoods, formal park.

INVESTMENT  
PROPOSITION

The development site is available for  
acquisition, offering flexibility for investors  
seeking to capitalise on its potential as a  
residential conversion, mixed-use scheme,  
or a combination of both.





GROSS DEVELOPMENT  
VALUE (GDV):

£500m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Adoption of masterplans in March 2025, setting out parameters for development across the site area.

**Process:**  
Delivery of strategic works underway with first completions in 25/26. Wider delivery timescale to 2040.

**Sector:**  
Living/Residential, Leisure & Culture

**Promoter/Landowner(s):**  
Wirral Borough Council

**Planning Authority:**  
Wirral Borough Council

**Wirral Borough Council’s plans for transforming Birkenhead Town Centre aim to restore it as the heart of the Wirral, highlighting its heritage and strong transport links.**

**Supported by funding from Future High Street, Town Deal, and Levelling Up, key projects will:**

- Create three vibrant neighbourhoods with diverse housing options.
- Focus on health and wellbeing, with a new wellbeing hub, public square, and improved public spaces.
- Revitalise the shopping district, enhancing existing businesses and introducing new commercial opportunities.

The Council’s acquisition of the Grange and Pyramids estate in 2023 presents a significant opportunity for Birkenhead’s future. This project links Hind Street Urban Village, Dock Branch Neighbourhood, and the riverfront at Woodside, promoting long-term sustainability through residential and commercial development.

The revitalised town centre will offer a space to live, shop, and relax, with excellent connectivity and wellbeing facilities, attracting residents and visitors alike.

KEY FACTS

- **Total Site:**  
32 acres (97% Council-owned)
- **Connectivity:**  
Two Merseyrail stations, bus interchange, and Mersey Tunnel
- **Wellbeing Hub:**  
Pool, fitness spaces, and public square
- **Residential:**  
1,200 new homes

Projects for 2025/26: Enhanced market, substation, and public realm improvements

INVESTMENT PROPOSITION

Opportunities are available in the Birkenhead Town Centre programme and Wirral Borough Council invites discussions on potential investments.





GROSS DEVELOPMENT  
VALUE (GDV):

£500m+  
estimated

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Phase 1 application  
submitted; decision  
expected January 2025.

**Process:**  
Area Action Plan submitted  
to Secretary of State after  
public engagement.

**Renewal Program:**  
Early phases funded, with  
ongoing discussions for  
further opportunities.

**Sector:**  
Leisure & Culture,  
Learning & Institutions,  
Office

**Promoter/Landowner(s):**  
Sefton Council

**Planning Authority:**  
Sefton Council

**Bootle Strand anchors  
the town centre’s  
transformation,  
leveraging public and  
private investment for  
regeneration, cultural  
growth, and economic  
diversification.**

The £20m LUF-backed project  
enhances active travel and  
connectivity with Merseyrail New  
Strand Station and Merseytravel  
Strand Bus Station.

The award-winning Salt and Tar  
Canalside venue revitalised Bootle,  
drawing 12,000+ attendees in 2024.  
Future events include Everton  
match-day collaborations and music  
headliners like Billy Ocean in 2025.

Bootle Strand’s renewal aligns with  
Sefton Council’s vision for an inclusive,  
vibrant town centre, backed by key  
partners Homes England, LCRCA, and  
Hugh Baird College.

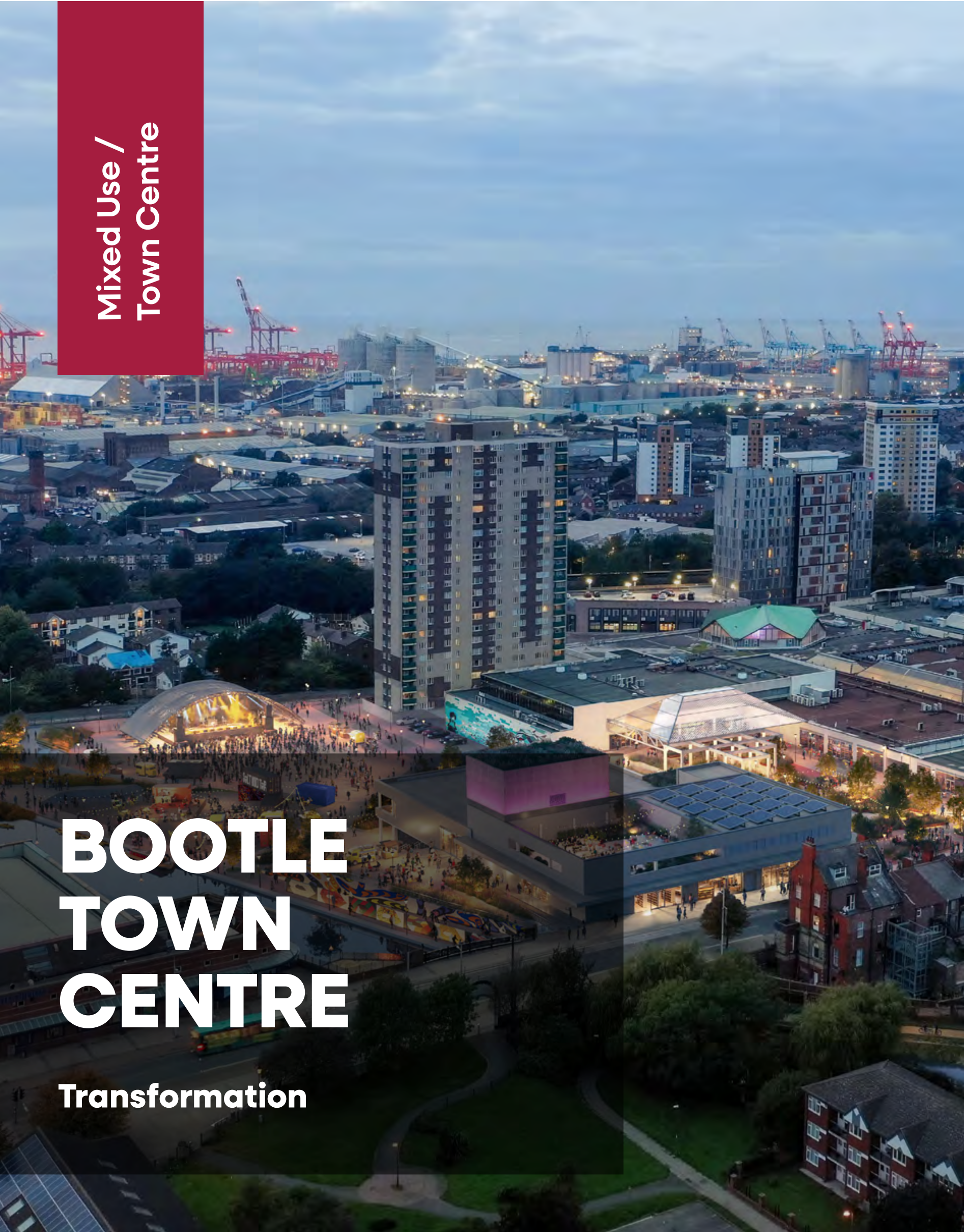
KEY FACTS

- **Strategic Location:**  
400,000 sqft shopping centre adjacent  
to Strand Merseyrail Station, directly  
connecting to Liverpool City Centre  
and the wider rail network.
- **Proposed Uses:**  
Leisure, FandB, health, residential, hotel,  
education, and digital/data services.
- **Public Realm Improvements:**  
Creation of a Canalside cultural  
quarter anchored by the Salt and Tar  
events space.
- **Public Funding:**  
£27m committed, including £20m from  
the Levelling Up Fund (LUF).
- **Proximity to Major Developments:**  
10 minutes by rail from Liverpool City  
Centre and close to Everton FC’s £300m  
Bramley Moore Dock stadium.

INVESTMENT  
PROPOSITION

Sefton Council seeks public and  
private investment to unlock a range of  
development opportunities. Innovative  
funding models and partnerships are  
encouraged to capitalise on the site’s  
potential for mixed-use development.





Mixed Use /  
Town Centre

# BOOTLE TOWN CENTRE

Transformation

## GROSS DEVELOPMENT VALUE (GDV):

£500m+  
estimated

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
Phase 1 application  
submitted; decision  
expected January 2025.

**Process:**  
Area Action Plan submitted  
to Secretary of State after  
public engagement.

**Renewal Program:**  
Early phases funded, with  
ongoing discussions for  
further opportunities.

**Sector:**  
Living/Residential,  
Leisure & Culture,  
Learning & Institutions,  
Office, Maritime & Port

**Promoter/Landowner(s):**  
Sefton Council

**Planning Authority:**  
Sefton Council

**Bootle Town Centre is  
undergoing a major  
transformation with  
ambitious regeneration  
plans for inclusive  
economic growth and  
sustainable place-making.**

The £20m Levelling Up Fund (LUF)-backed renewal of Bootle Strand is underway, setting the stage for further investment in housing, leisure, culture, and education.

The area benefits from exceptional digital connectivity and its strategic position near key economic drivers like the Liverpool Freeport and the Port of Liverpool. Bootle's innovative regeneration efforts include the Salt and Tar cultural venue, which has revitalised the area and drawn visitors from across the North West.

The council is actively working with partners, including LCRCA, Homes England, and private sector stakeholders, to unlock the town's potential for residential and commercial growth.

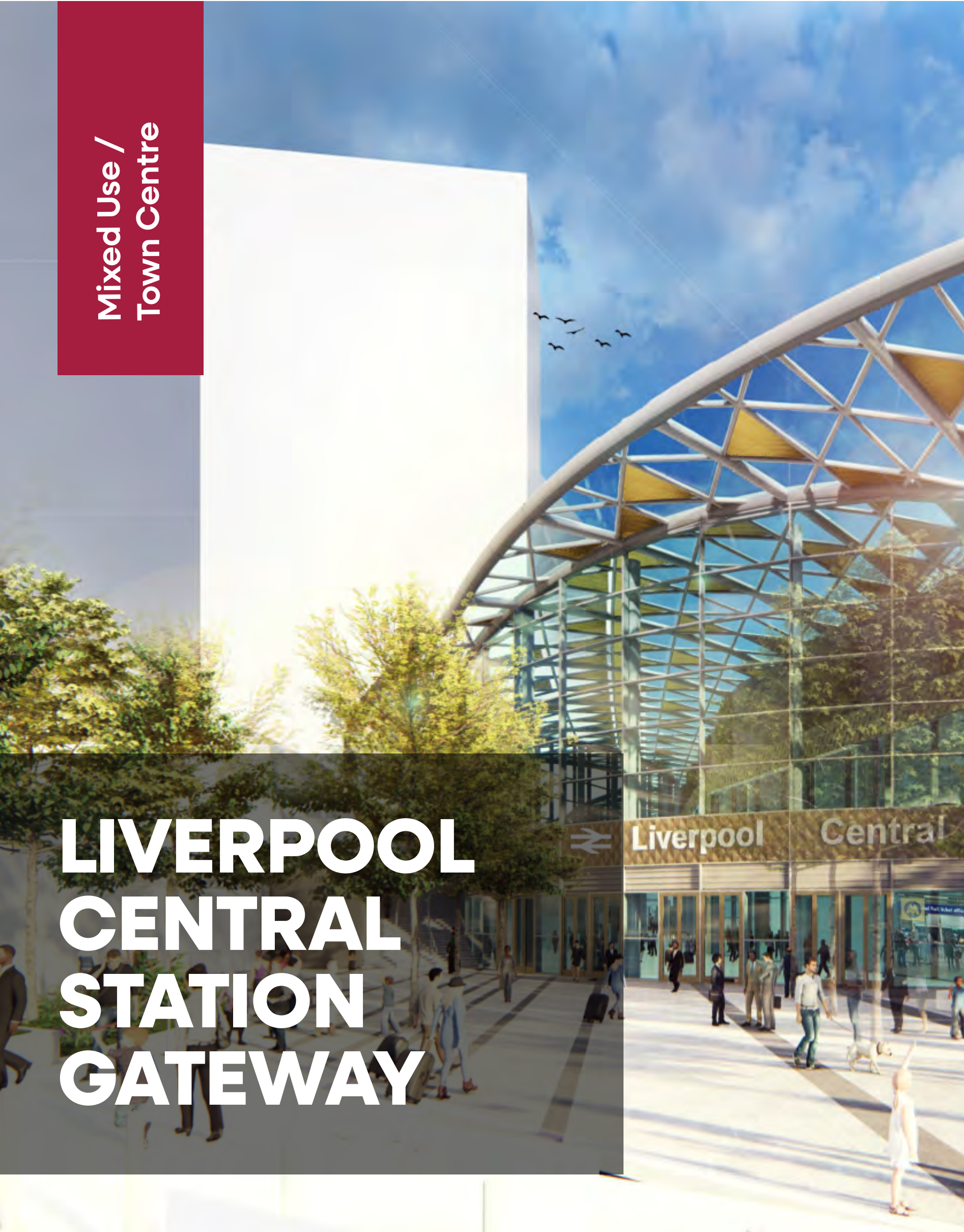
## KEY FACTS

- Strategic Location:**  
10 minutes by rail from Liverpool City Centre and adjacent to the Port of Liverpool, Freeport, and the Sefton LCR Life Sciences Investment Zone.
- Economic Potential:**  
Labour catchment of 1.8 million working-age people within a 45-minute commute.
- Digital Connectivity:**  
High-speed gigabit connectivity through LCR Connect and the transatlantic cable landing.
- Cultural Hub:**  
Salt and Tar, a canal-side event space, has hosted major cultural events attracting over 12,000 attendees in 2024, with more headline acts planned for 2025.
- Educational Excellence:**  
Home to Hugh Baird College and Southport College, leading education providers in the Liverpool City Region.

## INVESTMENT PROPOSITION

Sefton Council seeks public and private investment to support a range of development opportunities. Discussions are welcomed regarding innovative funding models and partnerships to address market challenges.





Mixed Use /  
Town Centre

# LIVERPOOL CENTRAL STATION GATEWAY

## GROSS DEVELOPMENT VALUE (GDV):

£5bn

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
Planning consent is estimated to be in place in 2026.

**Process:**  
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.

**Sector:**  
Leisure & Culture, Life Sciences & Innovation Districts, Low Carbon

**Promoter/Landowner(s):**  
Liverpool City Region Combined Authority

**Planning Authority:**  
Liverpool City Council

The Liverpool Central Station Gateway is a visionary project creating a world-class transport hub to transform connectivity, drive regeneration, and unlock economic growth in Liverpool and the North.

It will enhance access to jobs, housing, leisure, and business while advancing net zero goals.

The new station will seamlessly integrate with Lime Street, like King’s Cross and St Pancras, connecting metro-style Merseyrail services with inter-city rail. It will boost links to the Knowledge Quarter, Queen Square, and the Waterfront while enabling a green public realm and high-quality living, office, and leisure spaces.

## KEY FACTS

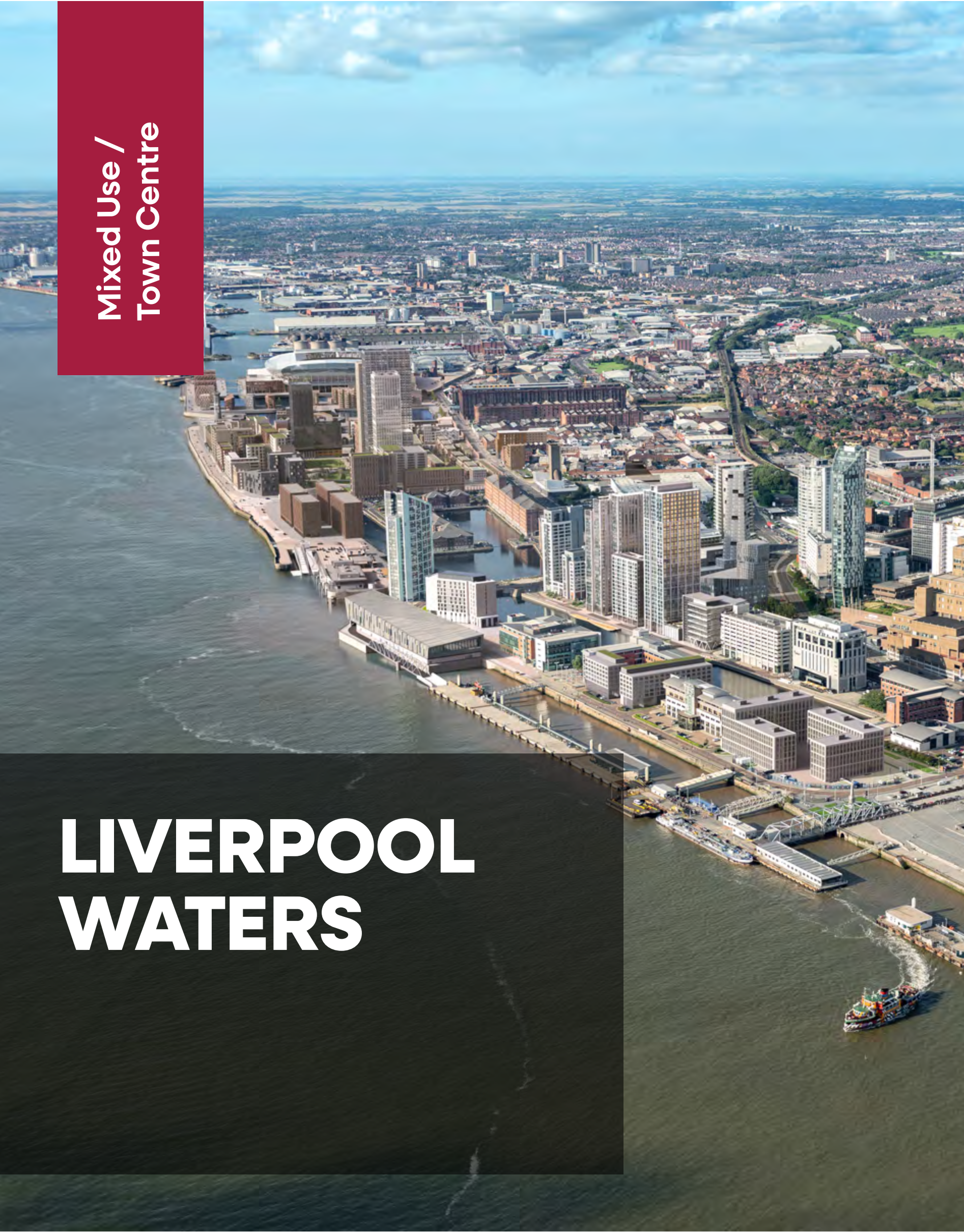
- Economic Growth:**  
Project to help LCR GVA grow from £35bn (2021) to £45bn (2035) and increase knowledge-intensive businesses from 22% to 26%.
- Rail Demand:**  
Transformation could enable 200,000+ daily rail journeys (with enhanced Liverpool-Manchester connectivity).
- Net Zero Goals:**  
Rail usage needs to increase by 70% to achieve LCRCAs net zero carbon target by 2035.
- Passenger Volume:**  
Liverpool Central is the third-busiest station in the North, serving 45% of Merseyrail journeys and over 11 million passengers annually.
- GDV:**  
£5bn, with £2.5bn of transport funding to be sought from the UK government.

## INVESTMENT PROPOSITION

The project seeks £2.5bn in transport funding from the UK government, with opportunities to leverage private-sector financing for the station and the wider regeneration of the Central Station Gateway area (approx. 35ha).

Opportunities exist for investors to partner in delivering transport infrastructure and adjacent real estate developments, including housing, retail, office, and leisure projects.





Mixed Use /  
Town Centre

# LIVERPOOL WATERS

GROSS DEVELOPMENT  
VALUE (GDV):

£5b

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Outline planning permission  
has been secured.

**Process:**  
Liverpool Waters is now  
firmly in the development  
stage with a number of  
projects delivered and  
many in the pipeline.

**Sector:**  
Mixed use,  
Living and Residential,  
Leisure & Culture, Office

**Promoter/Landowner(s):**  
Peel Waters

**Planning Authority:**  
Liverpool City Council

Liverpool Waters is  
a transformational  
regeneration project,  
reimagining Liverpool’s  
former industrial docklands  
into a vibrant, mixed-use  
waterside district.

Set along the city’s iconic, internationally  
recognised waterfront and commercial  
business district, it’s one of the most sought-  
after locations in the UK.

As the largest single development  
opportunity in Liverpool, the 2.3km site is  
being transformed over 30 years into a  
sustainable, high-quality destination.

Progress to date includes:

- Over £300m in developments by Moda  
Living, Regenda, and the Isle of Man  
ferry terminal.

- A £500m Everton FC stadium, creating  
a landmark 53,000-seat venue.
- Detailed consent for nearly 1,000  
apartments, many completed or  
starting soon.
- 200,000+ sq ft of office lettings  
within the existing estate.

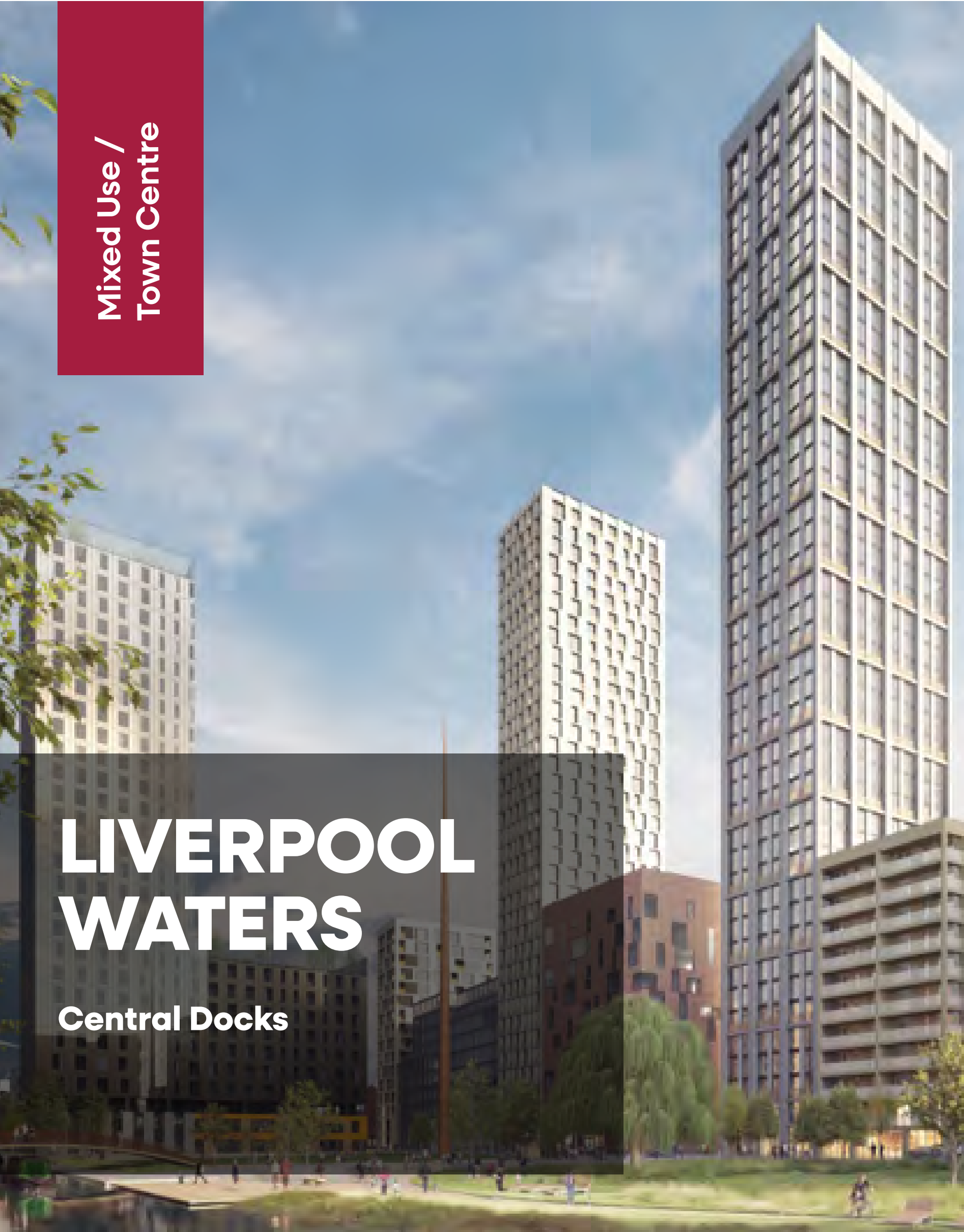
KEY FACTS

- **Waterfront Site:**  
2.3km of Liverpool’s historic northern  
docklands.
- **Office Space:**  
Over 200,000 sq ft of completed lettings.
- **Residential:**  
Detailed consent for 1,000 apartments.
- **Leisure & Culture:**
  - £500m Everton FC stadium  
(53,000 seats).
  - Over 100 cruise ships expected in 2025.
  - Waterfront events and cultural  
programming.
- **Community:**  
2,000+ people currently working  
in the area.

INVESTMENT  
PROPOSITION

Opportunities are available across multiple  
development phases of Liverpool Waters.  
Peel Waters welcomes discussions with  
investors to help shape this landmark  
transformation in the heart of Liverpool.





Mixed Use /  
Town Centre

# LIVERPOOL WATERS

Central Docks

GROSS DEVELOPMENT  
VALUE (GDV):

£600m

DEVELOPMENT TIMELINE:

Planning Approval:  
March 2023.

Construction Start:  
September 2025.

Sector:  
Mixed Use

Promoter/Landowner(s):  
Peel Waters

Planning Authority:  
Liverpool City Council

Liverpool Waters Central  
Docks Neighbourhood is  
the largest of the Liverpool  
Waters neighbourhoods.

The 12ha site is being remediated over two years to create a development platform for serviced plots, with outline planning permission for 2,350 homes, two hotels, commercial offices, and community facilities. The eleven development plots surround a new 2ha public park on the Liverpool Waterfront, just 10 minutes’ walk from the historic Pier Head and Central Business District.

Central Docks features mixed-use developments and Liverpool’s secondary tall building cluster. Central Seven is a 400-home BTR scheme included for investment. Peel also has waterfront BTS plots and a 20% affordable housing provision across whole plots.

KEY FACTS

- **Site Size:**  
12ha.
- **Number of Homes:**  
2,350.
- **Prime Location:**  
On the Liverpool Waterfront, Adjacent to the Isle of Man Ferry Terminal and c1km from the Pierhead and Central Business District.
- **Residential Market:**  
Major employers in the city centre include BT, KPMG, DWF, HMRC and Maersk Line. Capital Value Growth Forecast 11.9% 2023-2027 (JLL). Rental Value Growth Forecast 15.9% 2023-2027 (JLL).

INVESTMENT  
PROPOSITION

Liverpool Waters is a transformational waterside development, regenerating former docklands into Liverpool’s most exciting emerging district. Connecting the iconic waterfront with the city centre, it offers sustainable office spaces, award-winning hotels, and a vibrant events programme. As Europe’s most prestigious waterfront investment opportunity, Peel Waters is offering leasehold and freehold sales for prime development plots, ready for a flagship hospitality asset.





# EARLESTOWN

Regeneration through Culture, Community and Heritage

GROSS DEVELOPMENT VALUE (GDV):

TBD

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Listed Building Consent and Planning Permission secured for Town Hall and Market Square projects; Reserved Matters consent obtained for Market Square redevelopment.

**Process:**  
Construction start, Spring 2025. Completion early 2026 for initial interventions.

**Sector:**  
Leisure & Culture, Office, Retail

**Promoter/Landowner(s):**  
St Helens Council

**Planning Authority:**  
St Helens Council

The Earlestown regeneration project aims to transform the historic market town into a vibrant cultural and commercial hub.

Funded by £20m from the Levelling Up Fund and £8m from St Helens Borough Council, the plan includes:

- Revitalising Market Square and public spaces.
- Restoring the Grade-II listed Town Hall as a community and workspace hub.
- Improving safety and amenities at Earlestown Rail Station, improving connectivity to local, regional, and national destinations.

Aligned with the Earlestown Masterplan, this initiative supports long-term regeneration, sustainability, and investment opportunities in residential and commercial development.

KEY FACTS

- **Population Growth:**  
24,000 people living locally with 15% growth since 2010.
- **Connectivity:**  
Excellent rail access via Earlestown Rail Station; close proximity to M6 and M62 motorways.
- **Committed Investment:**  
£28m secured, including £20m from Levelling Up Fund.
- **Opportunities Identified:**  
Residential and commercial development sites in the adopted Masterplan Development Framework.

INVESTMENT PROPOSITION

St Helens Borough Council is seeking inward investment and end users to help realise several identified development opportunity sites in Earlestown. This includes opportunities in residential, office, and retail development, in line with the ambitious plans detailed in the Earlestown Masterplan Development Framework.





Mixed Use /  
Town Centre

# GREAT GEORGE STREET

## GROSS DEVELOPMENT VALUE (GDV):

£160m -  
£176m

(figure to be confirmed)

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
Estimated by early 2027. The new planning application will align with the emerging Liverpool Local Plan 2041.

**Process:**  
Construction Start, mid-2027. Completion, 2030.

**Sector:**  
Living/Residential, Leisure & Culture, Office, Low Carbon, Retail

**Promoter/Landowner(s):**  
Liverpool City Council, LCRCA, MHCLG

**Planning Authority:**  
Liverpool City Council

**The Great George Street redevelopment is a transformative project in Liverpool’s city centre, unlocking the potential of a stalled, high-profile site.**

Adjacent to the vibrant Baltic Triangle and historic Chinatown, this 4.55-acre site will deliver a net-zero residential-led mixed-use development.

The scheme will feature affordable housing, community spaces, active ground-floor uses, and sustainable urban infrastructure. With its strategic location just 300m from the future Baltic Station, this project serves as a catalyst for economic growth, housing delivery, and regeneration.

By addressing housing needs and enhancing public connectivity, the redevelopment contributes to Liverpool’s inclusive economy strategy, net-zero ambitions, and long-term urban vision.

## KEY FACTS

- Site Area:**  
4.55 acres divided into three key parcels of land.
- Strategic Location:**  
Adjacent to the Baltic Triangle and Chinatown, just 300m from the upcoming Liverpool Baltic Station.
- Development Potential:**  
Mixed-use, net-zero, residential-led scheme featuring affordable housing, community spaces, retail, and office components.
- Gross Development Value (GDV):**  
Estimated at £160–176 million (subject to confirmation).

## INVESTMENT PROPOSITION

Liverpool City Council are in the process of appointing a multidisciplinary team to provide commercial and design advice, this team will also advise on a preferred option(s) for the site and route to market. The capital investment will address the viability challenges and support the realisation of a sustainable and inclusive development.





GROSS DEVELOPMENT  
VALUE (GDV):

£200m

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Planning secured for demolitions and infrastructure works. Funding has been secured to progress to detailed design (RIBA Stage 4), making the project construction-ready with immediate opportunities for investment.

**Process:**  
Delivery time scale spans from 0 to 10 years.

**Sector:**  
Living/Residential, Leisure & Culture, Office

**Promoter/Landowner(s):**  
Knowsley Council/Genr8 Kajima Regeneration Ltd

**Planning Authority:**  
Knowsley Council

**Huyton is a thriving residential area situated along the M62 corridor, offering strong transport links and established amenities.**

At the heart of this community lies Huyton Village with a mix of retailers, and a growing food and drink economy.

Knowsley Council has appointed Genr8 Kajima Regeneration Ltd as its Development Management Partner to oversee a 10-year development plan for Huyton Town Centre. This plan includes a new mixed-use commercial development featuring new homes, a hotel, commercial offices, and a civic campus with a new Village Green.

Plans are already underway with improvements such as 14 shop front upgrades and a completed gateway lighting project. Key sites are ready for development, with planning applications submitted for demolitions and infrastructure works.

KEY FACTS

- **Location:**  
11-acre site, a short walk from Huyton railway station, bus station, and 1 mile from the M57/M62 motorways.
- **Residential/Hotel/Commercial:**  
72 one and two-bedroom apartments, 130-bedroom quality brand hotel, 85,000 sq. ft of net-zero commercial office space.
- **Public Realm:**  
New Village Green and enhanced public spaces.

INVESTMENT PROPOSITION

Knowsley Council is seeking investment partners and end users for the Huyton Town Centre regeneration.





Mixed Use /  
Town Centre

KING'S  
DOCK

GROSS DEVELOPMENT  
VALUE (GDV):

£200m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
No planning permission currently secured, developer-led planning process to align with the King’s Dock Masterplan.

**Process:**  
Development Partner Procurement, Q1 2025. RIBA Stage 2+ Planning Process, Q1 2026. Construction Start Date, Q1 2028.

**Sector:**  
Living/Residential, Leisure & Culture, Office

**Promoter/Landowner(s):**  
Liverpool City Council/  
Liverpool City Region  
Combined Authority

**Planning Authority:**  
Liverpool City Council

King’s Dock offers an unparalleled opportunity to create a vibrant new destination on Liverpool’s iconic waterfront.

Fully owned by Liverpool City Council, the site spans 7.6 acres and is surrounded by world-class landmarks such as the M&S Bank Arena, Convention Centre, and Royal Albert Dock. The project envisions a residential-led, mixed-use development featuring up to 750 new homes and 15,000 sq. m of premium commercial and leisure space.

The development will create a dynamic urban community, seamlessly integrating residential, commercial, and public spaces with world-class architecture and sustainable design. With its strategic location and transformative potential, King’s Dock represents a unique investment in Liverpool’s thriving waterfront regeneration.

KEY FACTS

- **Prime Waterfront Development:**  
Located in one of Liverpool’s most iconic and historic dockland areas.
- **Site Area:**  
7.6 acres across seven strategically positioned plots.
- **Development Capacity:**  
Up to 750 high-quality new homes and 15,000 sq. m of commercial and retail space.
- **Projected Investment:**  
Development value exceeding £200 million.

INVESTMENT  
PROPOSITION

- Capital Investment: Seeking funding partners to deliver the mixed-use development.
- Joint Venture (JV): Strategic partnerships to share risks and rewards.
- Site Acquisition: Open to proposals for acquiring plots under conditions aligned with the King’s Dock Masterplan.





# KIRKBY TOWN CENTRE

Mixed Use /  
Town Centre

**GROSS DEVELOPMENT  
VALUE (GDV):**

To be determined based  
on specific opportunities.

**DEVELOPMENT TIMELINE:**

**Planning Approval:**  
Planning permission  
secured for an additional  
35,000 sq. ft of retail floor  
space.

**Sector:**  
Living/Residential, Leisure  
& Culture, Office, Retail

**Promoter/Landowner(s):**  
Knowsley Council/  
Barker Proudlove

**Planning Authority:**  
Knowsley Council

**Kirkby Town Centre has  
benefitted from over £100  
million of public sector  
investment, including the  
creation of new retail  
spaces, a health centre,  
bus station, library,  
gallery, and public realm  
improvements.**

The first phase of retail development, anchored by Morrisons and other high-profile brands, was completed in 2021.

Further regeneration includes the refurbishment of a multi-storey car park into a "travel hub," supporting local businesses and attracting new tenants, such as the 200+ staff at Central House. The Council is also expanding the town's leisure and food and beverage offerings with a new family leisure complex and food market on Cherryfield Drive.

- KEY FACTS**
- **Development Sites:**  
Range of sites up to 3.5 acres available.
  - **Transport:**  
Located 1 mile from M57, less than 1 mile from Kirkby Railway Station and the new Headbolt Lane Railway Station.
  - **Retail and Leisure:**  
New 94,000 sq. ft retail extension, anchored by a 45,000 sq. ft Morrisons Supermarket, with leases to KFC, Taco Bell, Home Bargains, Pure Gym, Coffeehouse, and Perfect Getaway.
  - **Town Centre Improvements:**  
Multi-storey car park refurbished into a sustainable "travel hub" and more than 20 new businesses attracted to the area.
  - **Housing:**  
1,081 new homes built since 2019, with plans for an additional 800 homes adjacent to the town centre.

**INVESTMENT  
PROPOSITION**

Knowsley Council is seeking investment for several prime town centre sites, including the 3.5-acre Kirkby Gateway site, available for mixed-use development opportunities such as hotel, commercial office, and high-density residential projects. The Council is also seeking a 20,000 sq. ft leisure facility with an adjacent food and beverage offer.



Mixed Use /  
Town Centre

# LIVERPOOL WATERS

No 5 Princes Dock

GROSS DEVELOPMENT  
VALUE (GDV):

£60m

DEVELOPMENT TIMELINE:

Planning Approval:  
Updated Planning  
Submission: March 2026.

Investment Required:  
March 2027.

Construction Start:  
March 2027.

Completion:  
March 2029.

Sector:  
Office, City Centre

Promoter/Landowner(s):  
Peel Waters

Planning Authority:  
Liverpool City Council

No.5 Princes Dock is  
a landmark Grade A  
office development at  
the heart of Liverpool  
Waters, offering a unique  
waterfront location in the  
city’s premier mixed-use  
destination.

Future occupiers will benefit from a vibrant business and cultural hub, surrounded by offices, bars, restaurants, and premium residential developments.

Designed to the highest sustainability and well-being standards, No.5 will deliver flexible, modern workspaces with high-spec amenities, including a rooftop terrace with stunning views. The uppermost floorplate offers the potential for executive offices, meeting rooms, or event space, enhancing its premium appeal.

KEY FACTS

- **Size:**  
108,000 sq. ft. GEA across eight floors, including a rooftop terrace with views of Princes Dock and the Royal Liver Building.
- **Sustainability:**  
Net Zero Carbon Target, BREEAM ‘Excellent’, EPC Rating A, and WELL-enabled design.
- **Amenities:**  
Onsite café, state-of-the-art cycle hub with showers, changing rooms, drying room, and storage.
- **Prime Location:**  
Less than a 10-minute walk to Moorfields Station, connecting to Merseyrail and national rail services via Liverpool Lime Street.

INVESTMENT  
PROPOSITION

Peel Waters is seeking a JV partner or capital investment of c.£60m to deliver this iconic waterfront office development.





Mixed Use /  
Town Centre

# PALL MALL AND MOORFIELDS

GROSS DEVELOPMENT  
VALUE (GDV):

£200m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Full detailed consent  
for Building A and  
outline consent for the  
remaining buildings.

**Process:**  
FID, dependent on securing  
investment. Construction  
can start promptly after  
investment is secured.

**Sector:**  
Leisure & Culture, Office

**Promoter/Landowner(s):**  
Liverpool City Council (LCC)/  
Liverpool City Region  
Combined Authority/Kier  
Property Developments Ltd

**Planning Authority:**  
Liverpool City Council

**Pall Mall offers a £200 million regeneration opportunity in Liverpool’s Commercial Business District (CBD), delivering 400,000 sq.ft. of Grade A office space across four 12-storey buildings, complemented by retail and leisure amenities.**

Anchored by 6,000 sq.m of public green space, it sets a new standard for sustainable office developments in Liverpool. Located near Moorfields Station, it offers exceptional transport connectivity while linking seamlessly to the city’s wider regeneration efforts. With a Net Zero Carbon-ready design, Pall Mall is poised to drive economic growth, attract investment, and create jobs.

KEY FACTS

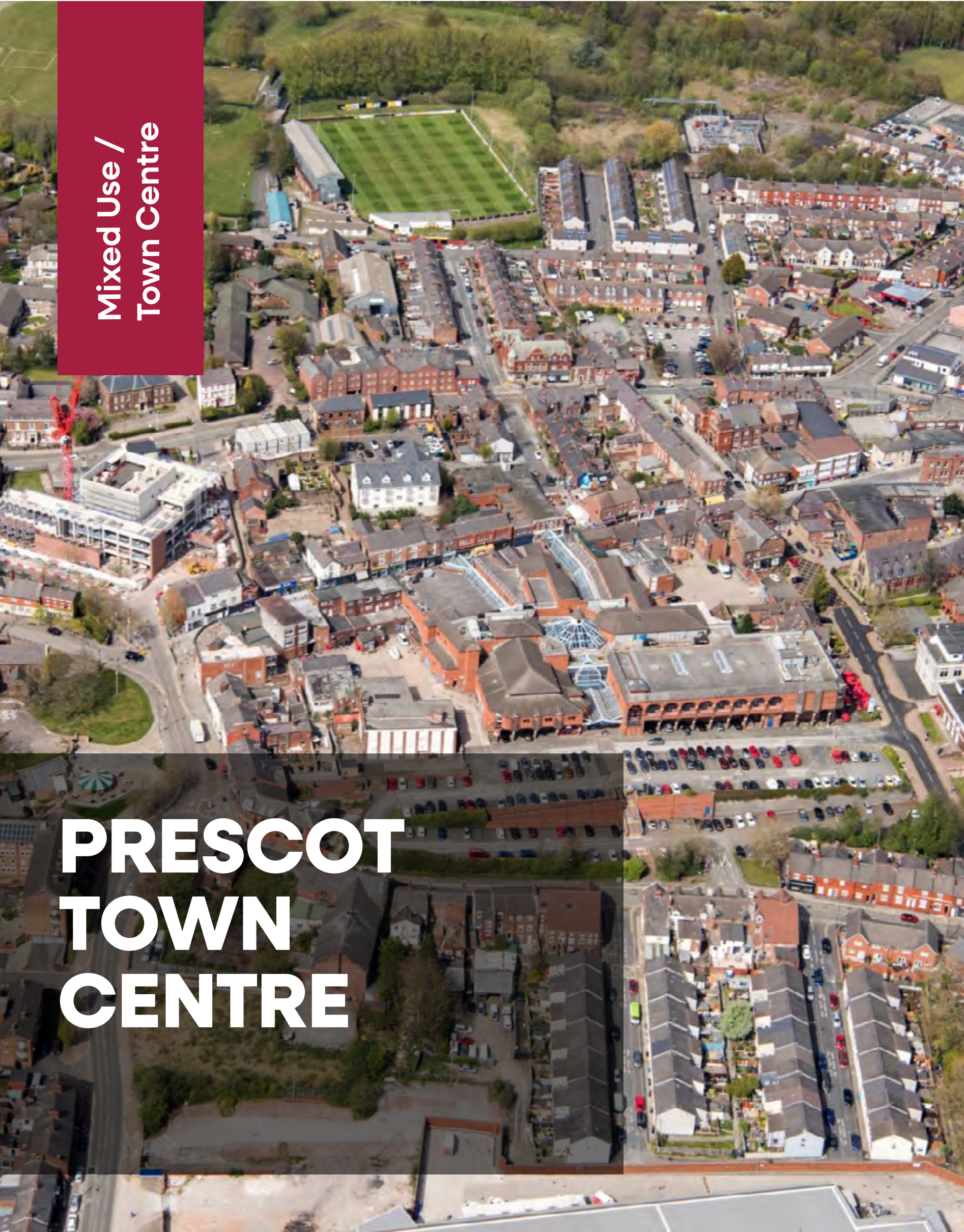
- **Site Size:**  
1.2 hectares, £200+ million development investment.
- **Development Scale:**  
400,000 sq.ft. Grade A office space, Net Zero Carbon ready.
- **Public Green Space:**  
6,000 sq.m of premium landscaped public green space.
- **Location:**  
Prime position in Liverpool’s Commercial Business District (CBD), near Moorfields Station.
- **Status:**  
Hybrid planning consent secured, shovel-ready with site constraints resolved.

INVESTMENT PROPOSITION

Liverpool City Council (LCC) and Kier Property Development invite investors, funding bodies, or additional development partners to help overcome current viability challenges and unlock the full potential of Pall Mall. Investment opportunities include:

- Gap funding or public sector support.
- Equity investment.
- Debt financing.
- Phased delivery with viability adjustments.





# PRESCOT TOWN CENTRE

## GROSS DEVELOPMENT VALUE (GDV):

To be determined based on specific opportunities.

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
No active planning applications yet for opportunity sites, but all sites will align with the Prescot Town Centre Masterplan (2016).

**Sector:**  
Living/Residential, Leisure & Culture

**Promoter/Landowner(s):**  
Knowsley Council/Cityheart

**Planning Authority:**  
Knowsley Council

**Prescot is a historic town undergoing a cultural and economic revival, driven by the Shakespeare North Playhouse and increasing investment in local amenities.**

With new bars, restaurants, and independent retailers, the town is becoming a vibrant hub.

Knowsley Council acquired the Prescot Shopping Centre in 2022, a 4.2-acre site in the heart of the town, with plans for mixed-use development, residential projects, and leisure spaces. The town is well-connected, just 1 mile from the M57 motorway and close to the M62, making it an attractive location for investment.

The Council and Cityheart are working together on a vision for the Prescot Shopping Centre, with additional development opportunities available throughout the town centre.

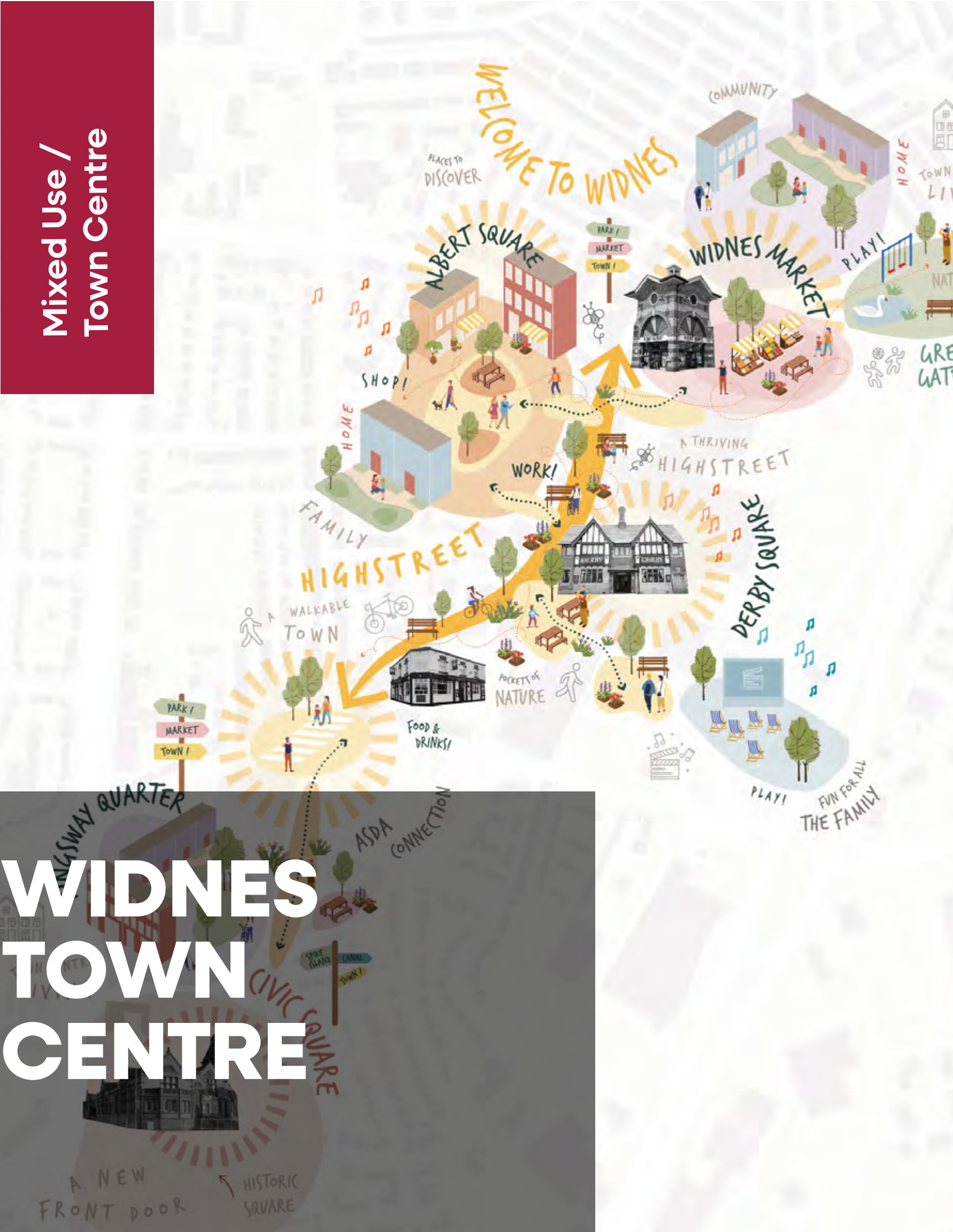
## KEY FACTS

- Location:**  
Central Prescot Town Centre, 1 mile from the M57 motorway, with direct rail links to Liverpool and Manchester.
- Site:**  
4.2-acre Prescot Shopping Centre site, key opportunity for mixed-use development.
- Regeneration Impact:**  
Shakespeare North Playhouse, attracting over 250,000 visitors since 2022, driving investment in heritage and cultural projects.
- Development Scope:**  
Residential, leisure, commercial, and heritage assets available for redevelopment.

## INVESTMENT PROPOSITION

Knowsley Council is seeking interest from developers for a broad portfolio of opportunities, including gateway sites, heritage assets, and major mixed-use developments. The Council is also looking to engage with residential operators and potential tenants across various sectors.





GROSS DEVELOPMENT  
VALUE (GDV):

£70m+

DEVELOPMENT TIMELINE:

Kingsway Quarter:

- Demolition and site clearance underway
- Expected Sale - Winter 2025 (subject to legals)

Albert Square & Northern Gateway:

- Delivery route and design development
  - Summer 2025
- Market Engagement
  - Winter 2025

Widnes Town Centre  
Regeneration Framework

Sector:

Living/Residential, Leisure & Culture, Office, Public Realm

Promoter/Landowner(s):

Halton Council

Planning Authority:

Halton Borough Council

The Widnes Town Centre Regeneration Framework outlines an ambitious vision to transform the town centre with three key opportunity sites: Kingsway Quarter, Albert Square, and Northern Gateway.

These strategically located sites are primed for mixed-use development, offering contemporary residential options and public realm improvements while promoting sustainable, walkable urban living.

Widnes, well-connected by train to Liverpool and Manchester, will benefit from further connectivity improvements through the Liverpool City Region rail expansion.

The sites present a unique opportunity to deliver high-quality housing, including inter-generational, extra care, and family homes, alongside commercial spaces to support a vibrant economy.

KEY FACTS

- **Albert Square:**
  - 30,000 sqm GEA.
  - Approx. 180 homes (mainly apartments)
  - 5,000 sqm commercial space.
  - Land assembly required.
- **Kingsway Quarter:**
  - 2.4-hectare site at the southern edge of the town.
  - Approx. 110–140 homes.
  - Potential for extra care/supported living.
- **Northern Gateway:**
  - Gateway location for mixed-use development.
- **Transport Connectivity:**
  - Excellent rail links to Liverpool and Manchester.
  - Road access via M62 and M56.

INVESTMENT  
PROPOSITION

Halton Council is exploring developer, investor, contractor and housing partner engagement for land disposal or joint ventures. The priority is to deliver high-quality residential developments aligned with local and national policies, with brownfield funding and public realm investments being explored for scheme viability.





GROSS DEVELOPMENT  
VALUE (GDV):

£3bn+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
The site benefits from outline planning permission for > 2m sqm of floorspace including up to 13,000 residential units.

**Process:**  
Wirral Waters is in delivery mode with a number of projects delivered and many in the pipeline.

**Sector:**  
Mixed Use,  
Living & Residential,  
Leisure & Culture, Office

**Promoter/Landowner(s):**  
Peel Waters

**Planning Authority:**  
Wirral Council

Peel’s Wirral Waters is the  
UK’s largest regeneration  
project by consented  
floor area.

Approved by Wirral Council, it is a highly sustainable, mixed-use, mixed-income project ‘of Wirral,’ providing a counterpoint to Liverpool. It is part of the Mersey Waters Enterprise Zone and Wirral Housing Zone. Following Liverpool City Region’s Freeport status, the MEA Park and Northside areas are now Freeport Tax Sites.

The Hythe, a 30,000 sq ft BREEAM Excellent office, is complete. In the last 18 months, new public spaces, streetscapes, and cycling infrastructure have been installed to promote active travel.

The Northbank residential neighbourhood will deliver 1,100 new homes in three years. The first phase

of Redbridge Quay—30 low-carbon modular homes—is complete. Peel Waters has also delivered the £130m Millers Quay scheme, adding 500 new homes in partnership with Wirral Council, PIC, and Grahams Construction.

A strong pipeline of mixed-use projects will enter the market in 2025/26, including the 1 million sq ft MEA Park, Egerton Village local amenities centre, and a £20m Extra Care facility.

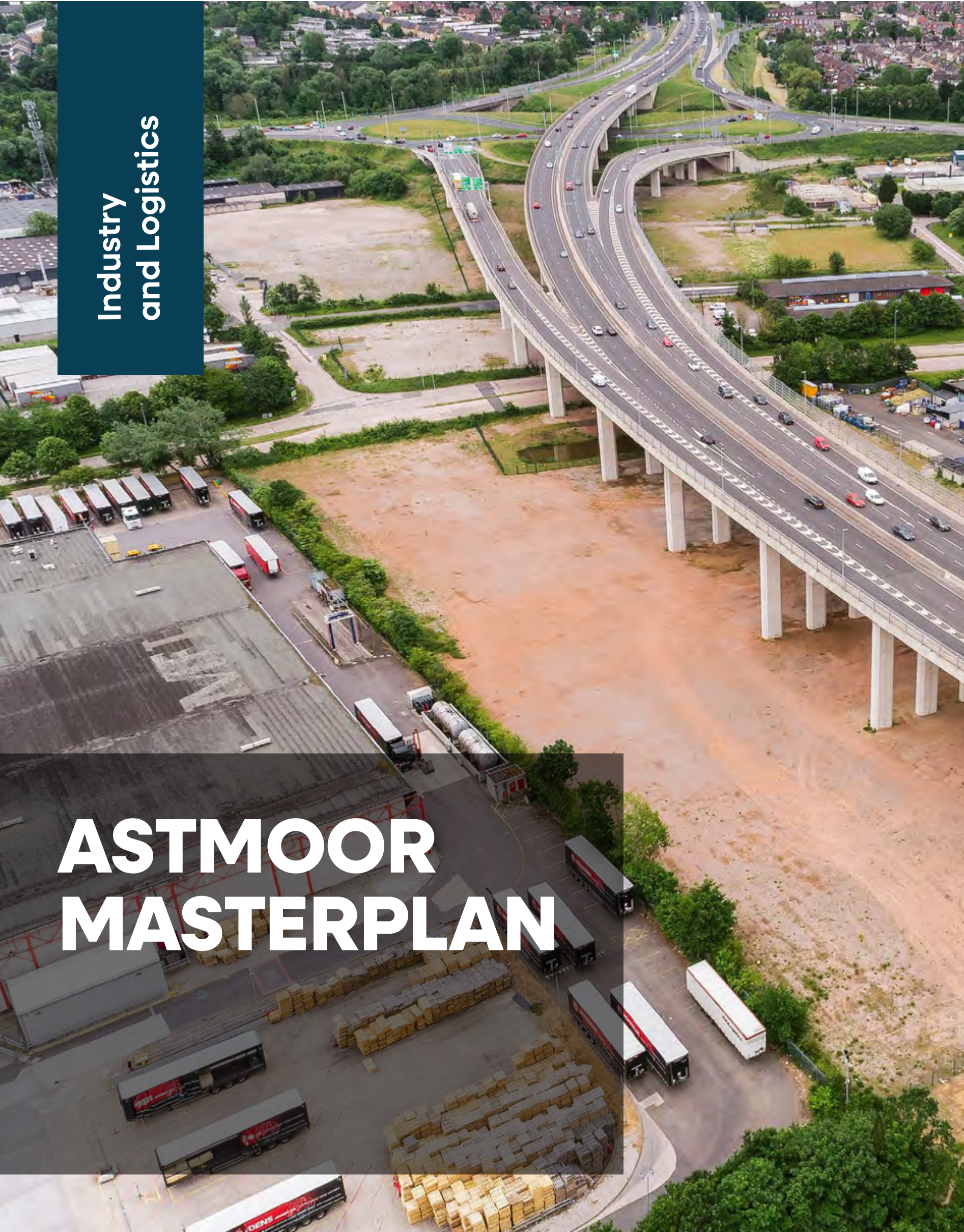
KEY FACTS

- **Largest UK Regeneration Project:**  
The largest by consented floor area.
- **Sustainable, Mixed-Use Vision:**  
Designed to be ‘of Wirral’ and complement Liverpool.
- **Enterprise & Freeport Zone:**  
Part of the Enterprise Zone and Freeport Tax Site.
- **Hythe Office (30,000 sq ft):**  
BREEAM Excellent office completed.
- **New Public Realm:**  
Green spaces, streetscapes, and cycling infrastructure installed.
- **Northbank Residential:**  
1,100 new homes in the next three years.

INVESTMENT  
PROPOSITION

Development is clustered in three neighbourhoods: ‘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 homes.





Industry  
and Logistics

# ASTMOOR MASTERPLAN

GROSS DEVELOPMENT  
VALUE (GDV):

£30m

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Outline planning consent anticipated in Q4 2025. Development includes both speculative and design and build opportunities for up to 200,000 sq ft.

**Process:**  
Phased delivery of high-quality industrial and logistics units across four plots. Outline planning consent targeted for late 2025.

**Sector:**  
Industrial & Logistics

**Promoter/Landowner(s):**  
Langtree

**Planning Authority:**  
Halton Borough Council

Located within the established Astmoor Industrial Estate in Runcorn, the Astmoor Masterplan is a 15-acre regeneration opportunity offering industrial and logistics accommodation for a range of occupiers.

Brought forward by Langtree, the scheme will deliver space on both a speculative and design-and-build basis, benefitting from immediate connectivity via Astmoor Road and proximity to the Mersey Gateway Bridge. The site's strategic location provides exceptional access to the wider Liverpool City Region and the national motorway network, positioning it as a key industrial hub.

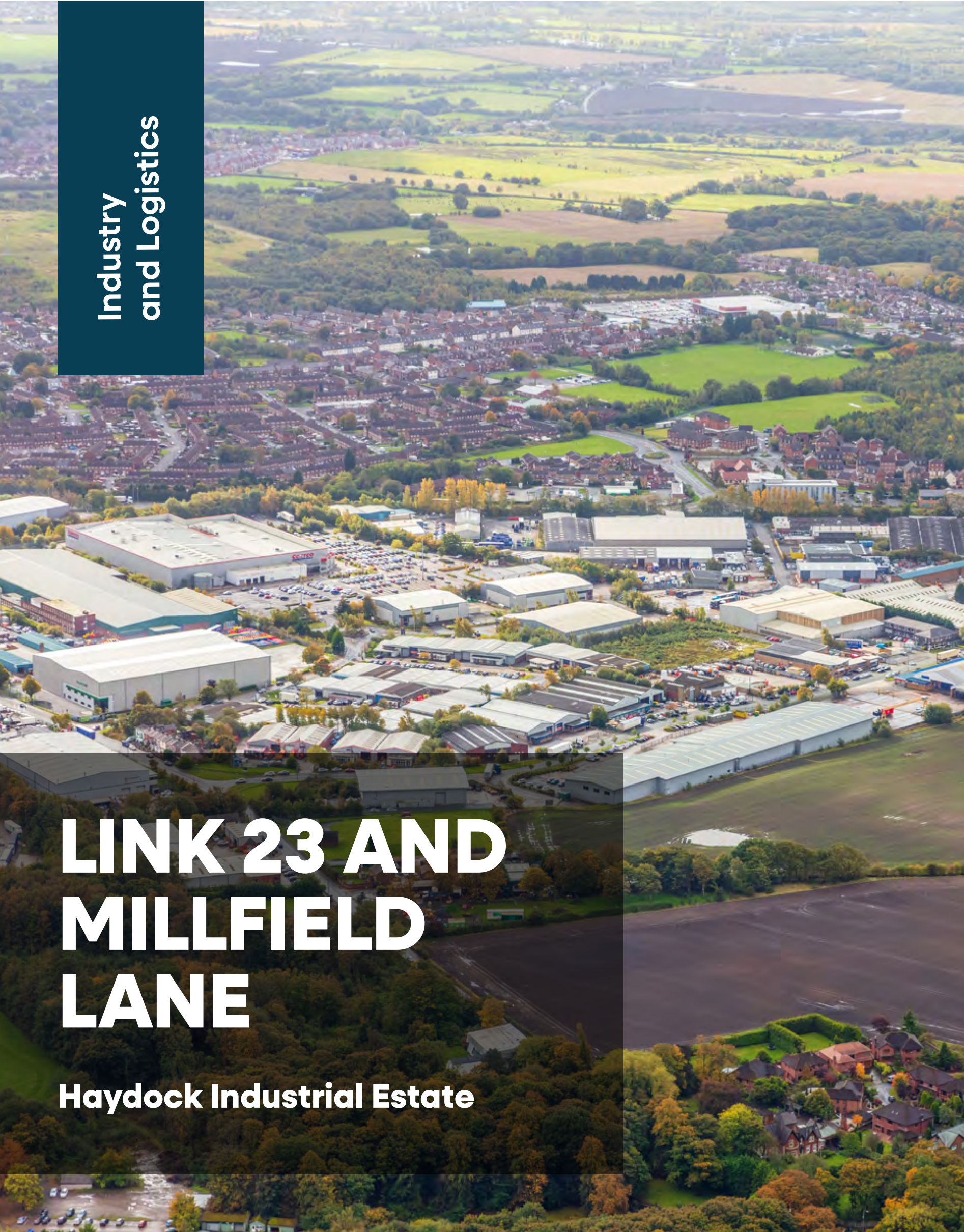
KEY FACTS

- Site**  
15 acres across four plots within the heart of the Astmoor Industrial Estate
- Connectivity**  
Excellent access to the M62 and M56, immediate access to the Mersey Gateway Bridge, and flanked by a dedicated bus lane
- Development Capacity**  
Up to 200,000 sq ft of new industrial and logistics floorspace
- Planning**  
Outline planning consent anticipated in Q4 2025
- Design Flexibility**  
Sites can be delivered either speculatively or tailored to occupier requirements via design & build
- Opportunities**  
Speculative and design-and-build funding opportunities available. Well-suited to occupiers seeking units between 5,000–45,000 sq ft in a high-demand, well-connected industrial location.

INVESTMENT  
PROPOSITION

Langtree welcomes discussions with funders and developers to bring forward speculative and bespoke industrial schemes. Supported by an ambitious Local Authority and benefiting from brownfield status, the scheme offers efficient planning and strong alignment with market demand.





Industry  
and Logistics

# LINK 23 AND MILLFIELD LANE

Haydock Industrial Estate

GROSS DEVELOPMENT  
VALUE (GDV):

£50m

Link 23

£150m

Millfield Lane

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
Full planning consent  
secured for both Link 23  
and Millfield Lane.

**Construction Start:**  
In 2025 with completion  
to be confirmed post-  
construction start.

**Sector:**  
Industrial & Logistics

**Promoter/Landowner(s):**  
Canmoor

**Planning Authority:**  
St Helens Council

**Haydock Industrial Estate  
in St Helens, located  
within the M6 Motorway  
Growth Corridor, is a  
prime site for advanced  
manufacturing and major  
distribution.**

Strategically positioned, it offers  
seamless access to Manchester and  
Liverpool within 25 minutes, making it  
a highly desirable location for business  
operations.

The Link23 and Millfield Lane  
developments will provide state-  
of-the-art facilities tailored for  
industry and distribution, ensuring  
businesses have access to high-quality  
buildings in a central location. With a  
combined offering of over 1.18 million  
sq. ft of industrial and warehousing  
accommodation, these developments  
are set to become pivotal logistics hubs  
in the North-West.

## KEY FACTS

- **Link 23 Development:**  
20-acre site with 287,414 sq. ft of  
industrial and distribution space across  
four units (20,380 – 155,990 sq. ft).
- **Millfield Lane Development:**  
50-acre site with over 900,000 sq. ft  
of prime industrial and warehousing  
space.
- **Connectivity:**  
Approx. 1.5km to the M6 Motorway,  
offering access to Manchester and  
Liverpool within 25 minutes.

## INVESTMENT PROPOSITION

We are seeking capital investment  
and end users for both Link 23 and  
Millfield Lane. These sites are ready for  
development, with full planning consent  
secured for Link 23 and anticipated  
consent for Millfield Lane by Q1 2025.





GROSS DEVELOPMENT  
VALUE (GDV):

£100m

real estate

DEVELOPMENT TIMELINE:

**Planning Approval:**  
The site benefits from  
outline planning permission  
for industrial and  
distribution uses.

**Process:**  
Sites are remediated with  
servicing due this year.

**Sector:**  
Advanced Manufacturing,  
Logistics & Distribution, R&D,  
Skills Development

**Promoter/Landowner(s):**  
Peel Waters

**Planning Authority:**  
Wirral Council

**MEA Park is part of a  
newly created LCR  
Freeport Tax Site within  
Peel Waters’ Wirral  
Waters, the UK’s largest  
regeneration project by  
consented floor area.**

MEA Park is a nationally significant  
waterside campus for logistics &  
distribution, R&D, modular construction,  
and port-related services, totaling  
over 1m sq ft of floorspace. It supports  
key growth sectors such as Maritime,  
Energy (wind, civil nuclear, and tidal),  
Life Sciences, Modular and MMC  
Construction, and Automotive but  
can accommodate any requirement  
from all sectors. The site has excellent  
connectivity via motorway, water,  
road, and rail.

MEA Park benefits from significant  
Freeport Status support, including  
Business Rates relief, Enhanced Capital  
Allowances, and Building Allowances.

KEY FACTS

- **Planning Status:**  
Outline planning permission granted  
for industrial and distribution uses.
- **Large Floor Space:**  
For logistics, distribution, R&D,  
and modular construction.
- **Strategic Location & Connectivity:**  
Excellent access to motorways, water,  
road, and rail networks.
- **Freeport Benefits:**  
Business Rates Relief, Enhanced Capital  
Allowances, and Building Allowances.

INVESTMENT  
PROPOSITION

A site remediation and preparation  
program is complete. New public realm  
and cycle routes are on site. Sites will  
be ‘oven-ready’ for development later  
this year. Opportunities for:

- Up to 1m sq ft of bespoke floorspace  
available.
- Units from 3,000 sq ft to 500,000 sq ft.
- MEA Park’s Freeport Status includes  
Enhanced Capital Allowances.
- Design and Build options for tailored  
occupier needs.
- Sites part-remediated and serviced  
with a project delivery team in place.





GROSS DEVELOPMENT  
VALUE (GDV):

£50m+

DEVELOPMENT TIMELINE:

Planning Approval:  
Full planning consent  
in place.

Process:  
Unit 2 is ready for  
occupation. Unit 4 is under  
construction and will be  
ready by Autumn 2025.

Sector:  
Industrial & Logistics

Promoter/Landowner(s):  
Miller Developments Ltd

Planning Authority:  
St Helens Council

Omega West is the latest  
phase of the successful  
Omega development, the  
leading logistics park in  
the Northwest.

Positioned strategically at Junction 8 of the M62 Motorway, Omega spans over 7 million sq. ft of B2/B8 floorspace, with 2.2 million sq. ft located within St Helens.

Major occupiers include TJ Morris (Home Bargains), which has acquired Unit 1 (879,000 sq. ft), and Iceland, which has taken Unit 3 (515,000 sq. ft). Both are currently fitting out and set to open in early 2025.

Barings has funded Unit 2 (308,000 sq. ft) on a speculative basis, with the building now complete and being marketed. Unit 4 (420,000 sq. ft) has secured Reserved Matters approval and is under construction, with completion expected in Autumn 2025.

With direct all-movement access to the M62 Motorway and proximity to the M6 Motorway, Omega West offers unparalleled connectivity and opportunities for end-user occupiers.

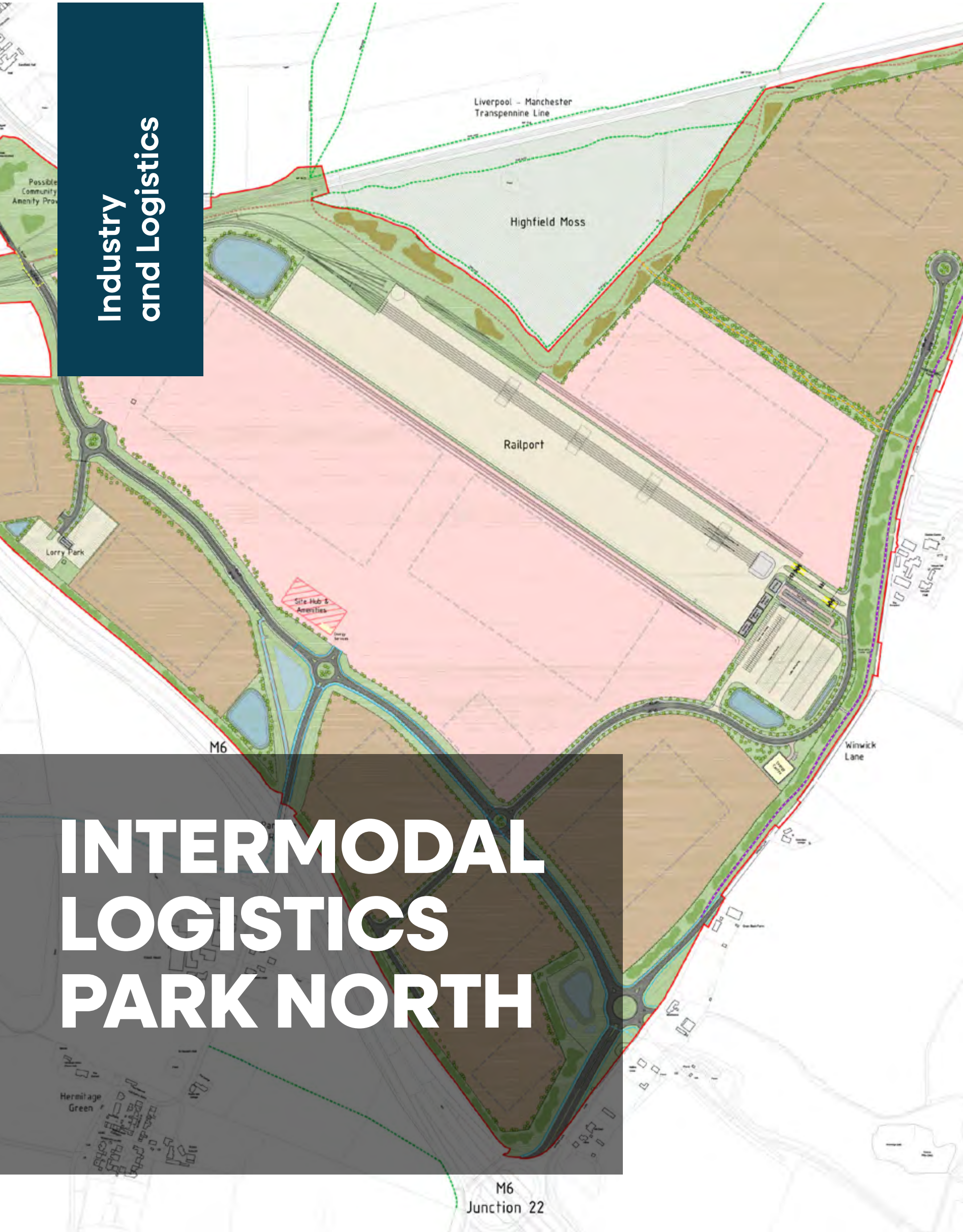
KEY FACTS

- **Available Now:**  
Unit 2 (308,000 sq. ft).
- **Coming Soon:**  
Unit 4 (420,000 sq. ft) – Completion scheduled for Autumn 2025.
- **B2 Industrial and B8 Logistics Uses:**  
Designed to meet modern needs.
- **Strategic Location:**  
Direct access to Junction 8 of the M62 and just 2 miles from Junction 21A of the M6 Motorway.

INVESTMENT  
PROPOSITION

Seeking end-user occupiers for the available and upcoming units.





Industry  
and Logistics

# INTERMODAL LOGISTICS PARK NORTH

GROSS DEVELOPMENT  
VALUE (GDV):

£100m+

## DEVELOPMENT TIMELINE:

- Process:**
- Q1 2025: Informal Non-Statutory Consultation for DCO.
  - Q4 2025: Statutory Consultation for DCO.
  - Q4 2026: DCO Examination.
  - Q3 2027: DCO Decision.

**Construction Start:**  
From 2028.

**Sector:**  
Industrial & Logistics,  
Strategic Rail Freight  
Interchange enabled

**Promoter/Landowner(s):**  
Tritax Big Box Developments

**Planning Authority:**  
St Helens Council

**Intermodal Logistics Park (ILP) North will establish a premier Strategic Rail Freight Interchange (SRFI) that will enhance rail connectivity across the North-West, connecting to vital UK ports and reducing reliance on road transport.**

With its location at the crossroads of the M62 Motorway and key rail corridors, ILP North will become a major logistics hub in the region.

This development aligns with national policy goals, specifically the Rail Freight Growth Target and the National Networks National Policy Statement, aimed at reducing road congestion and promoting environmental sustainability.

Supported by the Liverpool City Region Freeport and St Helens Borough Council, the project will drive economic growth, create jobs, and improve the region's logistics infrastructure.

## KEY FACTS

- **Strategic Location:**  
Positioned between Liverpool and Manchester, with direct access to the UK's West Coast Main Line (north-south) and the Liverpool-Manchester Transpennine rail infrastructure (east-west).
- **Freight Switch:**  
Promotes the shift from road to rail for freight transport, enhancing connectivity to the UK's coastal ports.
- **LCR Freeport:**  
Integral to the Liverpool City Region's Freeport initiative.
- **Development Size:**  
Covers a 221-acre site, with multi-million-pound investments and thousands of job opportunities.
- **Local and Regional Impact:**  
Will create substantial growth and skills investment for the region, providing critical economic and environmental benefits.

## INVESTMENT PROPOSITION

We are seeking end users for the Intermodal Logistics Park North site, a key location for logistics and industrial facilities, strategically placed to serve global markets.





GROSS DEVELOPMENT  
VALUE (GDV):

£100m+

DEVELOPMENT TIMELINE:

Planning Approval:  
Phase 1 – full planning  
approval granted.  
Phase 2 – hybrid application  
expected Spring/Summer  
2025.

Process:

- FID for Phase 1 in Q1 2025.
- Phase 1 Construction to  
commence Autumn 2025.
- Phase 2 planning targeted  
early 2025.
- Phase 2 FID by Autumn  
2025.
- Phase 2 Construction  
to start 2025.

**Sector:**  
Industrial & Logistics

**Promoter/Landowner(s):**  
Parkside Regeneration LLP

**Planning Authority:**  
St Helens Council

**Parkside West is a prime  
strategic employment  
site located along the  
M6 Growth Corridor in St  
Helens, providing direct  
access to Junction 22  
of the M6 Motorway via  
the newly constructed  
Parkside Link Road.**

With proximity to the M62 Motorway and  
major infrastructure, including the Port of  
Liverpool and two international airports,  
the site offers an exceptional location for  
logistics, advanced manufacturing, and  
other industries.

The development is set within the  
Liverpool City Region Freeport, providing  
a unique opportunity for business  
growth, tax incentives, and international  
collaboration. The site is also directly  
connected to key rail infrastructure, with  
a £21m rail and bus interchange at its  
boundary. Parkside West represents a  
significant opportunity for occupiers and  
investors looking to leverage regional  
strengths in logistics and manufacturing.

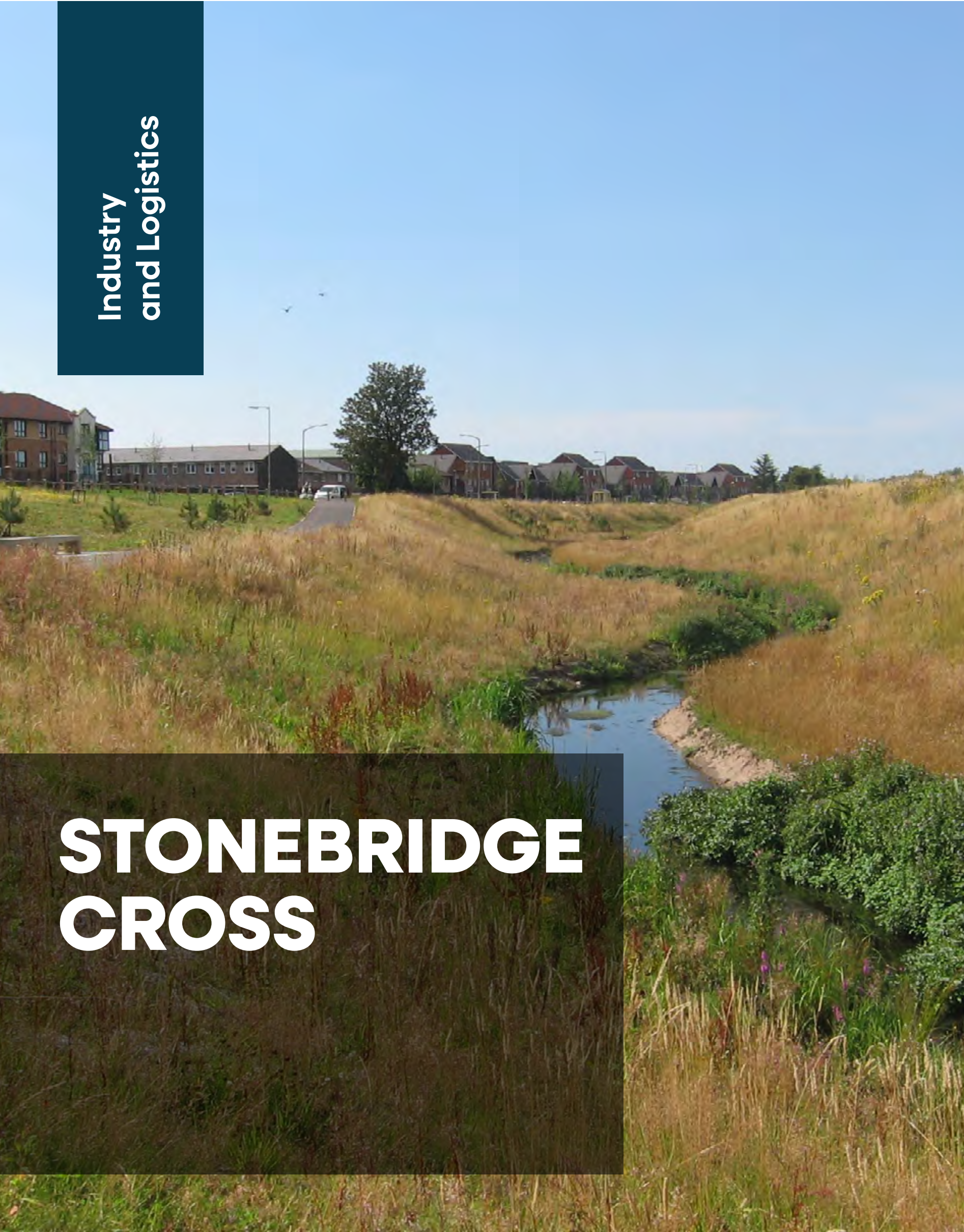
KEY FACTS

- **Area:**  
232 acres.
- **Development Floorspace:**  
Up to 2.6 million sq ft (comprising  
B2 advanced manufacturing and  
B8 logistics use).
- **Location:**  
Proximity to M6, M62, Port of Liverpool,  
and major airports.
- **Freeport Designation:**  
Part of the Liverpool City Region  
Freeport, with tax incentives for  
business growth.
- **Infrastructure:**  
£21m rail and bus interchange  
adjacent to the site.

INVESTMENT  
PROPOSITION

We are seeking end user occupiers  
for the industrial and manufacturing  
space. Development funding to enable  
phased delivery.





## GROSS DEVELOPMENT VALUE (GDV):

To be confirmed.

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
Strategic employment site located within the LCRCa. The site benefits from an employment designation in the Local Plan, as well as an existing planning consent for 1m sqft of warehousing and distribution space.

**Sector:**  
Logistics & Light Industrial

**Promoter/Landowner(s):**  
Liverpool City Council

**Planning Authority:**  
Liverpool City Council

## Stonebridge Cross is a prime 55-acre development opportunity located just 6 miles from Liverpool City Centre.

Situated strategically at Junction 4 of the M57, the site offers unparalleled connectivity and is set to become a hub for logistics and light industrial uses. With proximity to Liverpool Freeport and existing demand for large-scale commercial units, this project presents a unique opportunity to unlock significant economic benefits, including job creation, increased business rates, and capital receipts for Liverpool and the wider region.

The site has already seen £74m of investment under the previous Mayoral Development Zone, attracting notable occupiers like DPD, TJ Morris, and DHL.

Stonebridge Cross is primed to support market needs, deliver high value uses, and foster sustainable growth, aligning with Liverpool City Region’s strategic employment goals.

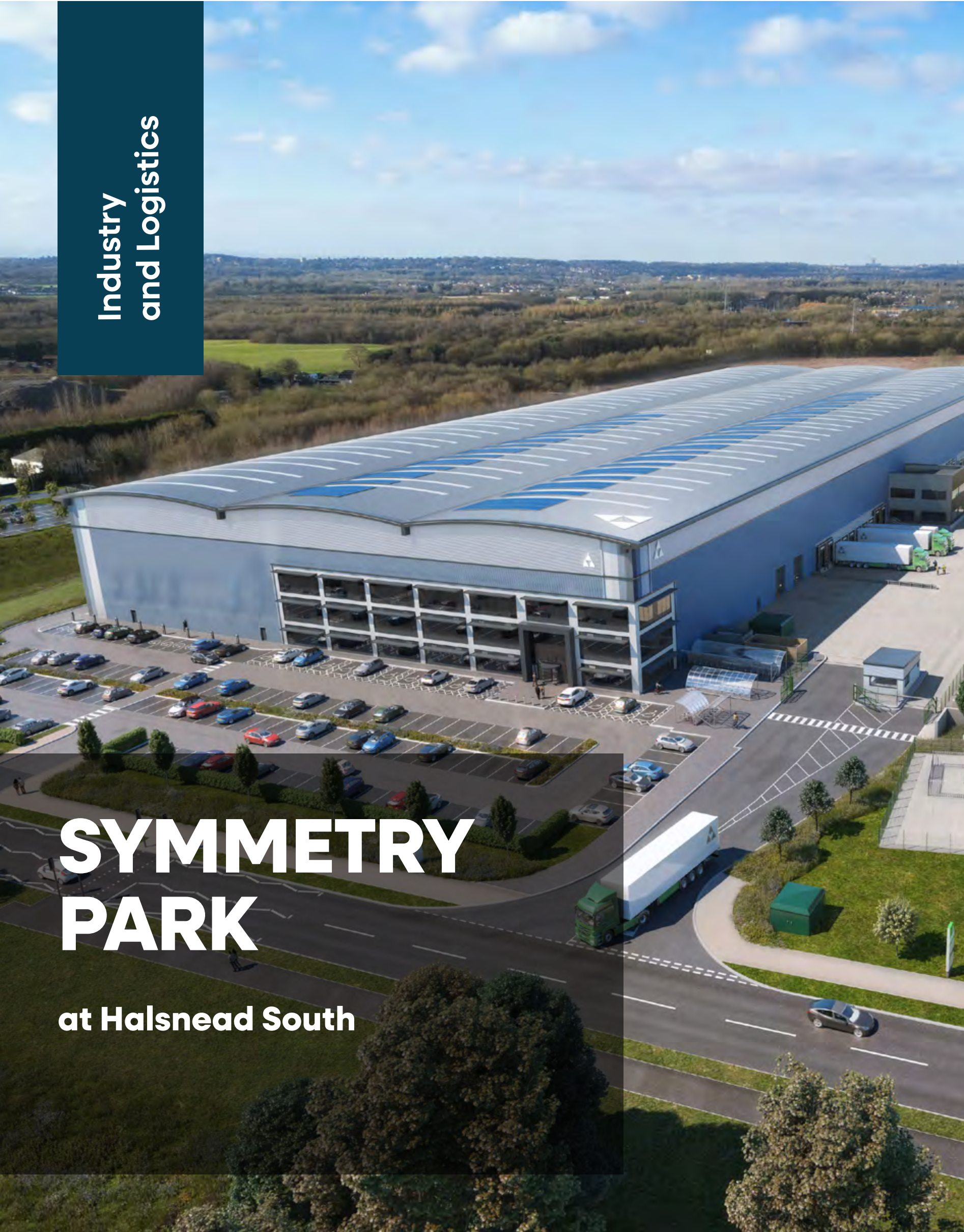
## KEY FACTS

- **Site Area:**  
Largest single site in Liverpool, spanning 55 acres (22.5 hectares).
- **Strategic Location:**  
Situated at Junction 4 of the M57 motorway and on the East Lancashire Road (A580), just 6 miles from Liverpool City Centre.
- **Transport Infrastructure:**  
Excellent connectivity via the A580, M57, and Liverpool Freeport; new access road from A580 completed.
- **Existing Planning Consent:**  
Approved for 1 million sq. ft. of warehousing and distribution space, designated for employment use in the Local Plan.

## INVESTMENT PROPOSITION

Liverpool City Council intends to secure a development partner through a competitive marketing and procurement exercise. The focus is on delivering commercial, industrial, and logistics uses that cater to market demand while creating jobs and supporting the City Region’s growth agenda. High-value opportunities are being explored to maximise the site’s potential.





**GROSS DEVELOPMENT VALUE (GDV):**

To be determined based on specific opportunities.

**DEVELOPMENT TIMELINE:**

Planning Approval:  
Phase 2: Under construction, ready for occupancy by Spring 2025.  
Phases 3 and 4: Planning for up to 495,000 sq. ft of B8 storage and distribution space and offices.

**Sector:**  
Logistics & Light Industrial, Office

**Promoter/Landowner(s):**  
Tritax

**Planning Authority:**  
Knowsley Council

**Symmetry Park at Halsnead South is a prime 1 million sq. ft employment park in Knowsley, located near the M57 and M62 and just 15 miles from the Port of Liverpool.**

The site is part of the Halsnead Garden Village development, one of the largest housing and employment areas in the Liverpool City Region, with hybrid planning consent for B8 storage, distribution space, and office facilities.

Phases 1 and 2 are underway with significant infrastructure already in place. Future phases offer additional space for logistics and office use, alongside plans for a new country park.

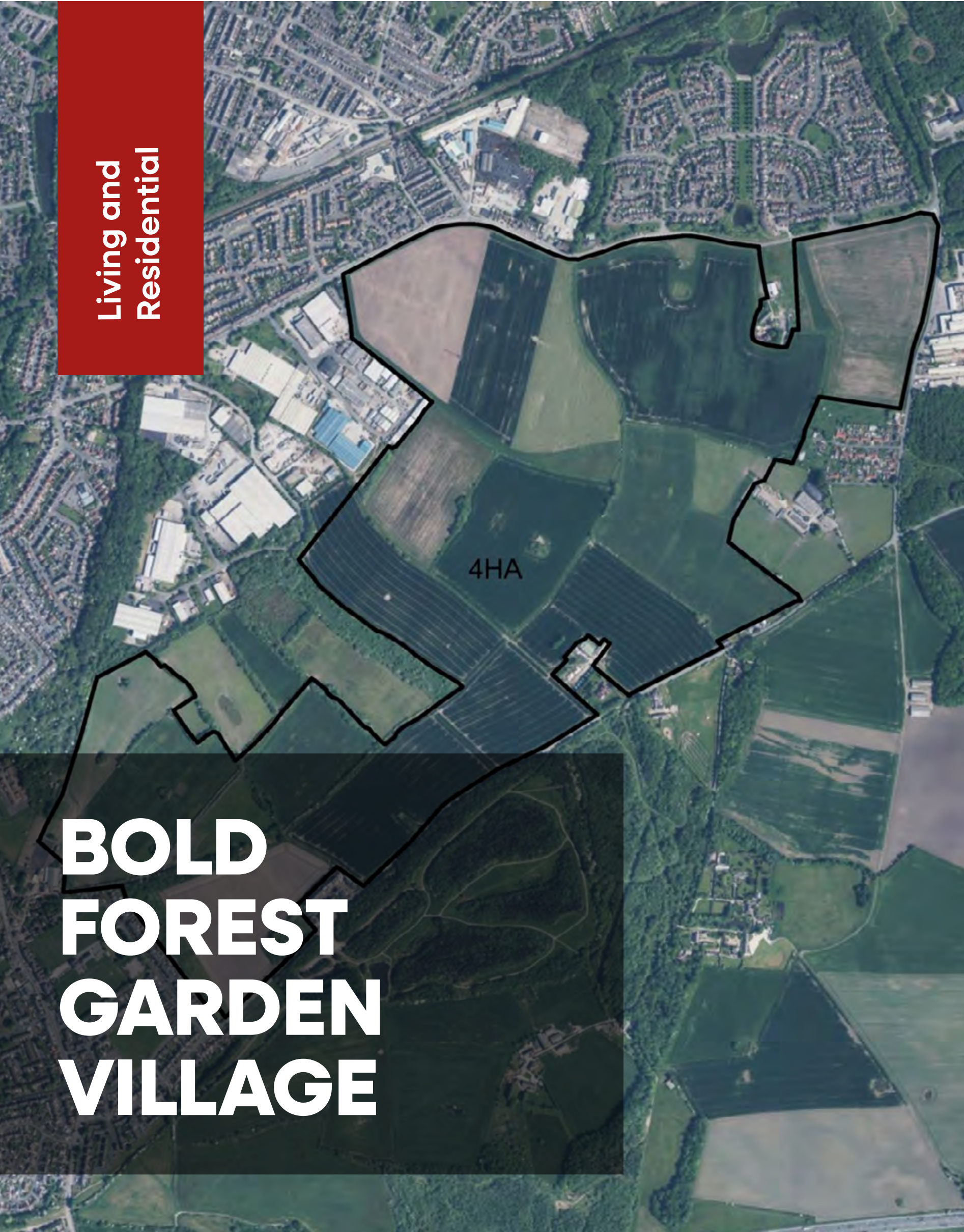
- KEY FACTS**
- **Development Size:**  
Up to 838,100 sq. ft. of employment space.
  - **Transport Links:**  
Immediate proximity to M57 and M62 motorway networks.
  - **Strategic Location:**  
15 miles from the Port of Liverpool, home to the £400 million Liverpool2 deep-water container terminal.
  - **Phase 1:**  
Completed 161,900 sq. ft, occupied by Yodel.
  - **Phase 2:**  
272,000 sq. ft under construction, available Spring 2025.
  - **Future Phases:**  
Planning for up to 495,000 sq. ft of B8 storage, distribution space, and offices.

**INVESTMENT PROPOSITION**

Tritax Symmetry seeks investment for the continued development of Symmetry Park, with immediate opportunities in Phase 3 and 4, offering up to 495,000 sq. ft of B8 storage, distribution space, and offices.

The development will benefit from a new country park, providing open space amenity in partnership with The Land Restoration Trust.





GROSS DEVELOPMENT  
VALUE (GDV):

Not yet calculated but  
land value uplift of circa

£100m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Pre-planning, aligning with  
Policy LPA11 of the St Helens  
Local Plan.

**Masterplan Completion:**  
October 2025.

**Sector:**  
Living & Residential,  
Local Centre

**Promoter/Landowner(s):**  
Various including  
St Helens Council

**Planning Authority:**  
St Helens Council

**Bold Forest Garden Village (BFGV) is a transformative development opportunity, designated as a major site allocation in the St Helens Local Plan (Ref. 4HA).**

Released from the Greenbelt, this 132.86 Ha site is the largest housing allocation in the Liverpool City Region, with capacity for approximately 3,000 new homes and associated community facilities.

The Council is preparing a master plan in collaboration with landowners and developers, ensuring a unified approach to design and infrastructure delivery. The focus is on sustainability, integrated development, and meeting key social, green, and physical infrastructure requirements.

This is a unique opportunity to deliver a significant housing project, enhance local infrastructure, and support St Helens’ growth ambitions.

KEY FACTS

- **Total Site Area:**  
132.86 hectares.
- **Development Capacity:**  
Approx. 3,000 homes with health care, education, retail, and infrastructure.
- **Connectivity:**  
250m from St Helens Junction Rail Station, 4km from the M62 Motorway.
- **Ownership:**  
Varied with St Helens Council holding 30% (39.38 Ha) of the site.

INVESTMENT  
PROPOSITION

The Council seeks to engage with developers and investors to explore options for acquisition routes and delivery strategies, plus community facilities and infrastructure development. With a potential land value uplift of £100m+, Bold Forest Garden Village presents a transformative opportunity.





Living and Residential

# BOROUGH PARK/HIND STREET BIRKENHEAD

GROSS DEVELOPMENT VALUE (GDV):

£180m

Phase one circa

£400m+

Overall development

DEVELOPMENT TIMELINE:

Planning Approval:  
Secured January 2025.

Site Remediation:  
Autumn 2025 - Autumn 2027.

Construction Start:  
Autumn 2027.

Development Completion:  
Over 8-10 years.

**Sector:**  
Living & Residential,  
Low Carbon

**Promoter/Landowner(s):**  
Ion Property Developments/  
Wirral Metropolitan Borough Council

**Planning Authority:**  
Wirral Council

**Borough Park is a transformative project that will establish a sustainable urban neighbourhood in the heart of Birkenhead, delivering 1,600 homes across multiple phases.**

The first phase, starting in Autumn 2025, will feature 633 high-quality single and multifamily homes designed for Build-to-Rent investors seeking low-carbon developments.

This prime town centre site boasts unparalleled connectivity, including two underground Merseyrail stations offering direct access to Liverpool in 5 minutes, road links via the Mersey tunnel, and nearby bus and ferry services. Public realm enhancements include the creation of a linear park on an elevated historic railway line, adding unique green spaces and biodiversity gains.

Supported by £50m in grant funding from Homes England and the Liverpool City Region Combined Authority, remediation works will begin in Spring 2025, with construction on homes slated for Summer 2026.

KEY FACTS

- Homes:**  
1,600 sustainable urban homes (624 homes in Phase 1).
- Accessibility:**  
Two Merseyrail stations on-site with 5-minute connections to Liverpool.
- Green Infrastructure:**  
Elevated linear park with biodiversity and public amenity benefits.
- GDV:**  
Phase 1 – £180m;  
Total development – £400m+.
- Investment Focus:**  
Build-to-Rent (BtR) single and multi family homes with low-carbon design.

INVESTMENT PROPOSITION

We are seeking Build-to-Rent investors for the forward funding acquisition of single and multifamily homes, with a minimum lot size of 150 homes.





GROSS DEVELOPMENT  
VALUE (GDV):

£283m

Estimated

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Outline planning permission secured; Reserved Matters under preparation.

**Process:**  
Competitive dialogue process underway. Developer to be appointed by October 2025 with construction anticipated to commence in 2027.

**Completion:**  
Estimated delivery time frame is 5 to 7 years.

**Sector:**  
Living & Residential,  
Leisure & Culture

**Promoter/Landowner(s):**  
BXB Land Solutions Ltd

**Planning Authority:**  
St Helens Council

**Cowley Hill represents a prime opportunity to invest in a transformative residential-led, mixed-use development on a 42-hectare (104-acre) brownfield site in St Helens, strategically located between Liverpool and Manchester.**

The site, formerly occupied by Pilkington, is set to deliver 1,100 residential units, alongside 3,925 sq. m of mixed commercial space. Divided into four residential phases, Phase 1 has already been sold, with the remaining parcels fully remediated, serviced, and ready for development. Infrastructure, including a new spine road and a 10MVA electrical substation, is either completed or underway.

The development supports housing needs, local economic growth, and environmental sustainability. Located less than 1.25 km from St Helens Central Rail Station and the proposed Carr Mill Rail Station, it is at the heart of the town's ambitious regeneration strategy. With £10m of grant funding secured for viability and delivery, this project offers excellent potential for investors.

KEY FACTS

- Total Site Area:**  
104 Acres/42 Hectares.
- Sector:**  
1,100 residential units and 3,925 sqm mixed commercial development.
- Infrastructure:**  
Primary infrastructure delivery funding secured.
- Connectivity:**  
Approx. 1.25km to St Helens Central Rail Station and the proposed new Carr Mill Rail Station.
- Environmental Focus:**  
Development of brownfield land, with an emphasis on sustainability and local economic growth.

INVESTMENT  
PROPOSITION

We are seeking investment for multiple development plots available for acquisition and delivery. The site's outline planning permission is secured, with over £10m in grant funding already allocated to infrastructure projects, ensuring project viability and accelerating timelines.





Living and Residential

# FESTIVAL GARDENS

GROSS DEVELOPMENT VALUE (GDV):

£250m

DEVELOPMENT TIMELINE:

**Planning Approval:**  
The site is being incorporated into the updated Local Plan, with new policies and aspirations to support its development.

**Process:**  
Competitive dialogue process underway. Developer to be appointed by October 2025 with construction anticipated to commence in 2027.

**Sector:**  
Living & Residential

**Promoter/Landowner(s):**  
Liverpool City Council/  
Liverpool City Region  
Combined Authority

**Planning Authority:**  
Liverpool City Council

**Festival Gardens is a landmark development opportunity located on Liverpool’s iconic waterfront.**

This project offers the chance to create a thriving, sustainable, and inclusive neighbourhood on a 10.79ha remediated brownfield site.

The site is poised to deliver a mixed-tenure, residential-led community that caters to multi-generational living, blending high-quality design with sustainability and placemaking. Strategically located 5km from Liverpool City Centre, the site boasts excellent connectivity, with St. Michaels Railway Station just 250m away and proximity to Sefton Park and Lark Lane. Neighbours include The Gardens and the Southern Grasslands, enhancing the location’s appeal as a vibrant, green destination.

Liverpool City Council (LCC), in partnership with Homes England and Liverpool City Region Combined Authority, is advancing this strategically significant project, which is primed to help meet the city’s housing demand and sustainability goals.

KEY FACTS

- Site Size:**  
Remediated brownfield zone spanning 10.79ha.
- Development Potential:**  
Aims to maximise the number of homes delivered, including at least 20% affordable housing, with a focus on multi-generational living and diverse housing types.
- Connectivity:**  
Just 5km from Liverpool City Centre, 250m from St. Michaels Railway Station, and within walking distance of Sefton Park and Lark Lane.
- Neighbourhood:**  
Adjacent to The Gardens and Southern Grasslands public open spaces.

INVESTMENT PROPOSITION

Liverpool City Council will appoint a development partner to deliver a high-quality residential-led neighbourhood that aligns with the vision for Festival Gardens. The appointed partner will have the technical expertise, financial capability, and proven experience to realise the project’s £250 million Gross Development Value, meeting the long-term needs of future residents.





Living and Residential

# LIVERPOOL WATERS

GROSS DEVELOPMENT VALUE (GDV):

£5b

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Outline planning permission has been secured.

**Process:**  
Liverpool Waters is now firmly in the development stage with a number of projects delivered and many in the pipeline.

**Sector:**  
Mixed use, Living and Residential, Leisure & Culture, Office

**Promoter/Landowner(s):**  
Peel Waters

**Planning Authority:**  
Liverpool City Council

Liverpool Waters is a transformational regeneration project, reimagining Liverpool’s former industrial docklands into a vibrant, mixed-use waterside district.

Set along the city’s iconic, internationally recognised waterfront and commercial business district, it’s one of the most sought-after locations in the UK.

As the largest single development opportunity in Liverpool, the 2.3km site is being transformed over 30 years into a sustainable, high-quality destination.

Progress to date includes:

- Over £300m in developments by Moda Living, Regenda, and the Isle of Man ferry terminal.

- A £500m Everton FC stadium, creating a landmark 53,000-seat venue.
- Detailed consent for nearly 1,000 apartments, many completed or starting soon.
- 200,000+ sq ft of office lettings within the existing estate.

KEY FACTS

- **Waterfront Site:**  
2.3km of Liverpool’s historic northern docklands.
- **Office Space:**  
Over 200,000 sq ft of completed lettings.
- **Residential:**  
Detailed consent for 1,000 apartments.
- **Leisure & Culture:**
  - £500m Everton FC stadium (53,000 seats).
  - Over 100 cruise ships expected in 2025.
  - Waterfront events and cultural programming.
- **Community:**  
2,000+ people currently working in the area.

INVESTMENT PROPOSITION

Opportunities are available across multiple development phases of Liverpool Waters. Peel Waters welcomes discussions with investors to help shape this landmark transformation in the heart of Liverpool.





Living and Residential

# LIVERPOOL WATERS

Central Seven at Central Docks

GROSS DEVELOPMENT VALUE (GDV):

£120m

DEVELOPMENT TIMELINE:

Planning Submission: March 2026.

Construction Start: January 2027.

Completion: November 2028.

Sector: Living & Residential

Promoter/Landowner(s): Peel Waters

Planning Authority: Liverpool City Council

Central Seven is a transformational BtR opportunity at the heart of Liverpool Waters, a landmark 60ha regeneration of historic docklands.

With 1,200 homes, office space, a hotel, a new ferry terminal, and Everton’s Premier League stadium already delivered, Liverpool Waters is redefining the city’s waterfront.

Positioned in the Central Docks neighbourhood, Central Seven will be set alongside a 2-hectare new park, offering high-quality living in a dynamic new district. Designed by Leech Rhodes Walker, the scheme features generous amenities, flexible spaces, and an attractive unit mix, making it one of Liverpool’s most exciting BtR investment opportunities.

KEY FACTS

- **Total Homes:** 406 high-quality Build-to-Rent (BtR) apartments.
- **Amenities:** Roof terraces, double-height reception, co-working spaces with views of Central Park and the River Mersey.
- **Sustainability:** Connected to Liverpool Waters’ District Heating Network, delivering net zero energy from renewable sources.
- **Prime Location:** In Central Docks, the residential, entertainment, and leisure hub of Liverpool Waters.

INVESTMENT PROPOSITION

Peel Waters is seeking a funding partner to deliver this 406-unit BtR development in a prime city centre location.





Living and Residential

# PADDINGTON CENTRAL

## GROSS DEVELOPMENT VALUE (GDV):

£60m+

## DEVELOPMENT TIMELINE:

**Planning Approval:**  
No planning consent yet. Located within Paddington Village Tall Buildings Cluster, where up to 18-storey buildings are permitted under the adopted Tall Building Policy.

**Process:**  
Soft market testing – early Spring 2025; Tender – early summer 2025; expected sale via agreement for lease – Autumn 2025.

**Sector:**  
Living & Residential

**Promoter/Landowner(s):**  
Liverpool City Council/  
Liverpool City Region  
Combined Authority

**Planning Authority:**  
Liverpool City Council

**Paddington Central offers a prime residential development opportunity in the heart of KQ Liverpool, one of the UK's leading innovation districts.**

Spanning 30 acres, the area blends work, learning, health, and cultural spaces, including Grade A office spaces, upscale hotels, residential units, and green public spaces. This thriving community is ideal for developing up to 300 high-quality apartments (non-student), surrounded by top cultural venues and excellent transport links.

## KEY FACTS

- **Development Type:**  
High-quality residential development with up to 300 apartments (based on estimate of 50% 1-bed, 50% 2-bed).
- **Building Height:**  
Up to 18-storeys supported under planning policy.
- **Lease:**  
250-year lease.
- **Serviced Plot:**  
Connected to the local district heat network, drainage, attenuation, and secured electricity supply.
- **Location:**  
Situated in the heart of Paddington Village within Liverpool City Council's flagship £1bn development site.

## INVESTMENT PROPOSITION

The Council seeks a development partner through an agreement for lease, offering a 250-year lease (subject to planning and funding).

This serviced plot supports up to 18 storeys, delivering 300 non student apartments with panoramic city and River Mersey views and direct access to new green spaces.

JLL advises the Council in marketing the site, seeking partners capable of delivering 20% or more affordable housing. Completion is targeted for 2028.





GROSS DEVELOPMENT  
VALUE (GDV):

£32.7m+

DEVELOPMENT TIMELINE:

Planning Approval:  
Planning to be  
submitted in June 2025.

Process:  
Construction start  
early 2026.

Sector:  
Living & Residential

Promoter/Landowner(s):  
Wirral Growth Company  
a joint venture between  
Wirral Borough Council  
and Muse Places

Planning Authority:  
Wirral Council

The Price Street Residential  
Development offers an  
exceptional opportunity to  
invest in the regeneration  
of Birkenhead as part  
of the Birkenhead 2040  
Framework.

This project will transform an underutilised car park into a vibrant, family-oriented community with a range of housing types designed to meet the needs of both families and professionals. This development is focused on creating a low-carbon, socially responsible neighbourhood.

With a gross development value of £32.7 million, this project ensures strong investor returns while addressing housing shortages in the region. With pre-planning design underway from January 2025, the scheme is primed for forward funding, making it a stable, low-risk investment in a market poised for transformation.

KEY FACTS

- **Gross Internal Area:**  
76,000 sq. ft.
- **Residential Mix:**  
Circa 100 homes with a mix of townhouses and apartment types
- **Transport:**  
Adjacent to Conway Park Train Station, 11-minute train ride to Liverpool.
- **Site Size:**  
3.2-acre site.

INVESTMENT  
PROPOSITION

The Wirral Growth Company seeks forward funding and grant funding (e.g., from Homes England or Combined Authority) to bridge a £6 million viability gap.





Living and Residential

# ROSE BRAE SITE

GROSS DEVELOPMENT VALUE (GDV):

£100m

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Full planning application to be submitted July/ August 2025 and expect determination within 6 months.

**Sector:**  
Living & Residential, Leisure & Culture

**Promoter/Landowner(s):**  
Prima Housing Group

**Planning Authority:**  
Wirral Council

**The Rose Brae Site offers a prime development opportunity on the east coast of the Wirral Peninsula, with unparalleled views of the Liverpool skyline.**

Strategically located near key transport links, this 5.4-acre site presents the potential for a high-density residential development of 600+ units, making it a cornerstone of the Woodside Masterplan. With easy access to Liverpool City Centre and the wider Wirral area, this site promises to deliver a thriving residential community and contribute to the area’s regeneration.

The projected gross development value exceeds £100 million, and Prima Housing Group is seeking to sell the site post-planning approval or may consider a joint venture with interested partners.

KEY FACTS

- **Site Area:**  
5.4 acres (2.2 hectares).
- **Residential Units:**  
High-density development of 600+ units.
- **Location:**  
Uninterrupted views of Liverpool skyline and historic waterfront.
- **Transport Connectivity:**  
Close proximity to Hamilton Square station, Woodside ferry terminal, and Mersey Tunnel.
- **Site Context:**  
Prominent in the Woodside Masterplan, a catalyst for wider regeneration in the area.

INVESTMENT PROPOSITION

Prima Housing Group would be looking to sell the site post planning approval and may also consider a joint venture.





GROSS DEVELOPMENT  
VALUE (GDV):

£200m+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
Outline planning  
permission granted 2023.  
Reserved Matters Planning  
anticipated Q2 2025  
for Phase 1.

**Process:**  
Phase 1 Construction  
start Q3 2025, completion  
Q1 2028.

**Sector:**  
Living & Residential,  
Leisure & Culture

**Promoter/Landowner(s):**  
St Helens Borough Council/  
English Cities Fund

**Planning Authority:**  
St Helens Council

**St Helens Borough Council  
and the English Cities  
Fund (ECF) are leading  
the £200 million, 20-year  
transformation of St Helens  
Town Centre.**

With its proud industrial heritage, the town is set to become a thriving hub for commercial, residential, leisure, and cultural activities.

Phase 1 will deliver high-quality residential properties, including 56 one- and two-bedroom apartments and 8 three-bedroom townhouses. It will also feature the UK's most sustainable commercial office with a mass timber frame and targeting a NABERS 5.5\* rating, with the potential to achieve a 6\* rating - a UK first.

This development will take full advantage of St Helens’ strategic location within the Liverpool City Region and its excellent transport links. Phase 2 will add 400+ homes, alongside new commercial opportunities and a Discovery Park, further enhancing the town’s appeal.

KEY FACTS

- **Total Site Area:**  
Approx. 33 hectares.
- **Grade A Office Space:**  
49,700 sq. ft. (4,617m²) next to new transport hub.
- **Residential:**  
Phase 1 - 56 one- and two-bedroom apartments, 8 three-bedroom townhouses. Phase 2 - 310 new homes.
- **Sustainability:**  
Low-carbon, low-energy timber frame office with NABERS 5.5\* (6\* potential).

INVESTMENT  
PROPOSITION

St Helens Borough Council and ECF are seeking capital investment and forward funding for the acquisition of completed office and residential units. This is an excellent early investment opportunity in a market with significant unmet demand and the potential for both short-term and medium-term rental growth. The ECF-led JV welcomes offers for the entire Phase 1 residential scheme or specific elements, along with registrations of interest for the Phase 2 residential opportunities.



Living and Residential

# THE FORMER HOUSE OF FRASER SITE

GROSS DEVELOPMENT VALUE (GDV):

£72.3m

DEVELOPMENT TIMELINE:

Planning Approval: Planning to be submitted in June 2025.

Process: Construction start early 2026.

Sector: Living & Residential

Promoter/Landowner(s): Wirral Growth Company a joint venture between Wirral Borough Council and Muse Places

Planning Authority: Wirral Council

Located in the heart of Birkenhead, the former House of Fraser site presents a prime opportunity for redevelopment as part of the town's ambitious Birkenhead 2040 Framework.

The development will feature circa 200 high-quality Build-to-Rent (BtR) apartments and additional space for amenities, retail, or leisure uses. The project's £72.3m GDV promises strong rental yields and is poised to drive significant regeneration in a town benefitting from strategic infrastructure investments and government support.

With detailed planning submission scheduled for June 2025 and forward funding discussions underway, this project represents a timely and transformative investment opportunity in Birkenhead's growth story.

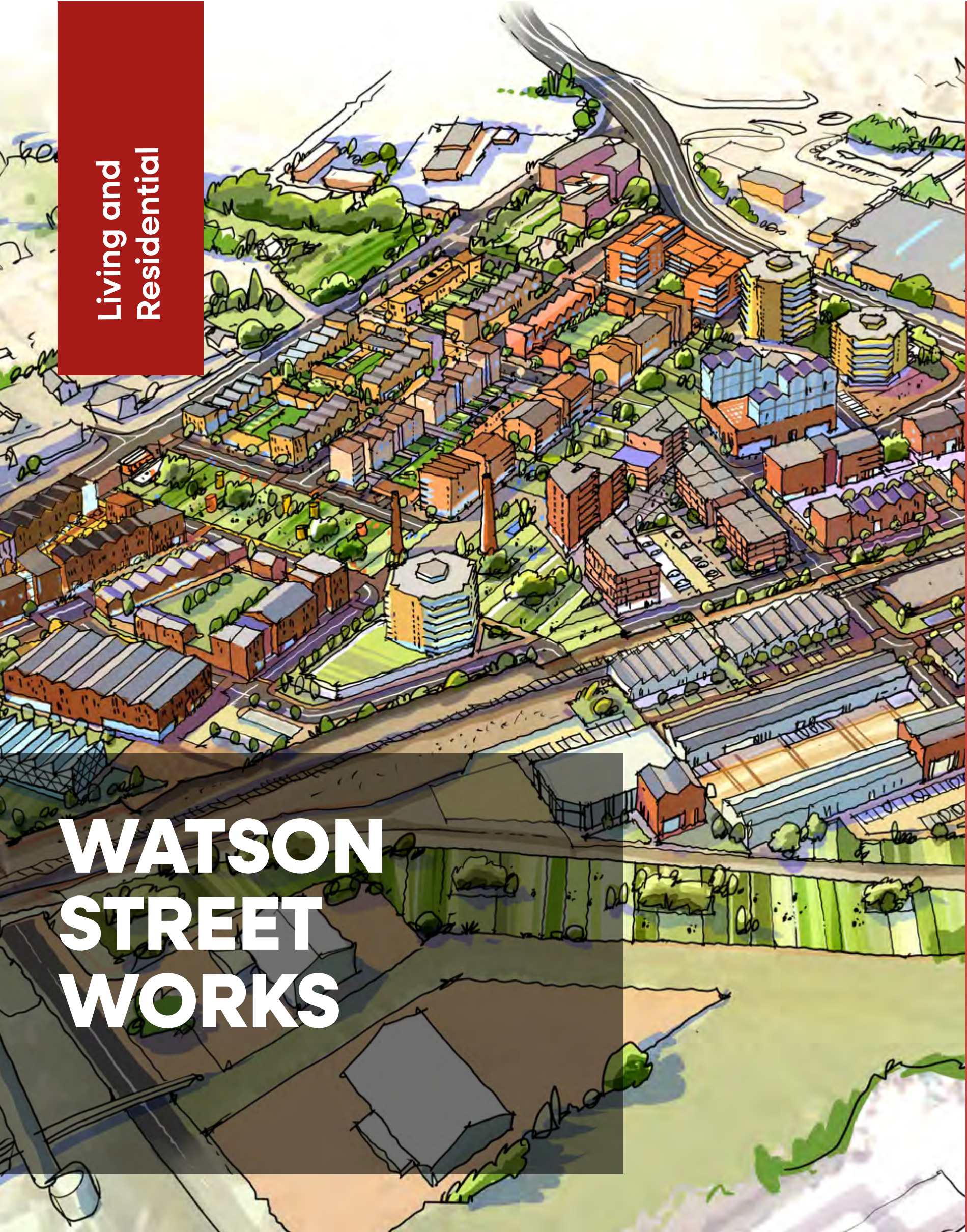
KEY FACTS

- **Total Development Area:** Circa 120,000 sq ft.
- **Residential Units:** Circa 200 apartments, mix of 1 bed and 2 bed
- **Ground Floor Space:** 4,700 sq. ft. for residential amenities, retail, leisure, or health-related activities.
- **Proximity:** 150 yards to Birkenhead Central Station, 9-minute train to Liverpool Lime Street.
- **Strategic Investment:** Central to the Birkenhead 2040 regeneration framework, aligned with national and local housing strategies.

INVESTMENT PROPOSITION

The Wirral Growth Company seeks forward funding and grant funding (e.g., from Homes England or Combined Authority).





# WATSON STREET WORKS

GROSS DEVELOPMENT VALUE (GDV):

£300m+

DEVELOPMENT TIMELINE:

Planning Approval: Masterplan approved in March 2025.

Process: Final Investment Decision (FID) Spring 2026. Construction Start Autumn 2026. Construction Completion: Spring 2038.

Sector: Living & Residential, Life Sciences & Innovation, Logistics & Light Industrial

Promoter/Landowner(s): NSG Pilkington

Planning Authority: St Helens Council

Watson Street Works offers a unique opportunity to develop a vibrant, mixed-use community in the heart of St Helens, featuring 760 new homes, including townhouses and medium-density apartments, alongside 147,450 sq. ft. of commercial space.

The development is split into two parcels: a 20-acre residential area and a 7.5-acre employment zone, both with excellent road and rail connections.

This strategic site, identified as a priority by both the Liverpool City Region and St Helens Borough Council, aims to drive regeneration in the town.

The masterplan will celebrate the heritage of Pilkington and St Helens, creating a modern, sustainable neighbourhood that supports economic growth while fostering a strong sense of community.

Following the approval of the masterplan in March 2025, the project team will begin developing the business case and delivery plan for a phased approach to residential and commercial development.

KEY FACTS

- **Total Homes:** 760 homes, including townhouses, medium-density apartments.
- **Commercial Space:** 147,450 sq. ft. of commercial space.
- **Location:** 1km to St Helens Central Rail Station, 5km to M62 Motorway.
- **LCR Life Sciences Investment Zone:** Part of a strategic growth area.
- **Sustainability:** Scheduled connection to Hynet hydrogen pipeline and potential inclusion in a District Heat Network.

INVESTMENT PROPOSITION

Watson Street Works is seeking civil contract partnerships, residential and commercial property development partners, as well as development funding and investment leases.





GROSS DEVELOPMENT  
VALUE (GDV):

£3bn+

DEVELOPMENT TIMELINE:

**Planning Approval:**  
The site benefits from outline planning permission for > 2m sqm of floorspace including up to 13,000 residential units.

**Process:**  
Wirral Waters is in delivery mode with a number of projects delivered and many in the pipeline.

**Sector:**  
Mixed Use,  
Living & Residential,  
Leisure & Culture, Office

**Promoter/Landowner(s):**  
Peel Waters

**Planning Authority:**  
Wirral Council

Peel’s Wirral Waters is the  
UK’s largest regeneration  
project by consented  
floor area.

Approved by Wirral Council, it is a highly sustainable, mixed-use, mixed-income project ‘of Wirral,’ providing a counterpoint to Liverpool. It is part of the Mersey Waters Enterprise Zone and Wirral Housing Zone. Following Liverpool City Region’s Freeport status, the MEA Park and Northside areas are now Freeport Tax Sites.

The Hythe, a 30,000 sq ft BREEAM Excellent office, is complete. In the last 18 months, new public spaces, streetscapes, and cycling infrastructure have been installed to promote active travel.

The Northbank residential neighbourhood will deliver 1,100 new homes in three years. The first phase

of Redbridge Quay—30 low-carbon modular homes—is complete. Peel Waters has also delivered the £130m Millers Quay scheme, adding 500 new homes in partnership with Wirral Council, PIC, and Grahams Construction.

A strong pipeline of mixed-use projects will enter the market in 2025/26, including the 1 million sq ft MEA Park, Egerton Village local amenities centre, and a £20m Extra Care facility.

KEY FACTS

- **Largest UK Regeneration Project:**  
The largest by consented floor area.
- **Sustainable, Mixed-Use Vision:**  
Designed to be ‘of Wirral’ and complement Liverpool.
- **Enterprise & Freeport Zone:**  
Part of the Enterprise Zone and Freeport Tax Site.
- **Hythe Office (30,000 sq ft):**  
BREEAM Excellent office completed.
- **New Public Realm:**  
Green spaces, streetscapes, and cycling infrastructure installed.
- **Northbank Residential:**  
1,100 new homes in the next three years.

INVESTMENT  
PROPOSITION

Development is clustered in three neighbourhoods: ‘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 homes.





Living and Residential

# WOODSIDE WATERFRONT

GROSS DEVELOPMENT VALUE (GDV):

£500m+

Real estate

DEVELOPMENT TIMELINE:

**Planning Approval:**  
The Woodside Masterplan, recently adopted by Wirral Council, sets the strategic framework for the area over the next 10+ years.

**Process:**  
Ongoing over 10+ years. Phase one, led by the public sector, includes infrastructure upgrades, such as a new Ferry Pontoon and a revamped Ferry Terminal, opening in 2025/26.

**Sector:**  
Living & Residential, Leisure & Culture, Office

**Promoter/Landowner(s):**  
Wirral Council, Peel Waters, Merseytravel

**Planning Authority:**  
Wirral Council

The Woodside Waterfront offers a significant opportunity for investment in the heart of Birkenhead's regeneration, strategically located on the Left Bank of the River Mersey.

This prime waterfront location, with panoramic views across to Liverpool, is poised for a world-class transformation into a vibrant, mixed-use neighbourhood.

Led by Wirral Council and a consortium of partners, the project includes a £23m public sector infrastructure investment to improve access and public spaces, setting the stage for further private investment. The Woodside Masterplan outlines the long-term vision, with potential for over 1,700 dwellings alongside hotels, bars, restaurants, and leisure facilities.

Key developments include a new Battle of the Atlantic attraction and a £10m ferry pontoon to secure the future of ferry services for the next 40 years.

With a £500m+ gross development value, the scheme is expected to span over 10 years, with phase one commencing with public sector-led infrastructure works, including new ferry facilities, opening in 2025-2026.

KEY FACTS

- Potential Development Value:** £500m+
- Site Area:** 12 hectares/30 acres.
- Transportation Links:** Served by Hamilton Square train station, Mersey Ferry, and Mersey Tunnel (just 1 stop to Liverpool City Centre, 4 minutes).
- Planned Infrastructure:** £23m public sector-led infrastructure investment over the next 2 years, including road network revamp, public realm, active travel enhancements, and a new park with panoramic views of the River Mersey.

INVESTMENT PROPOSITION

There are a range of investment opportunities in the area and there are several landowners interested in exploring different models including JV's to build out the sites that they own.



# OUR PARTNERS

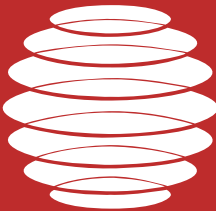
The city region is evolving at an incredible speed: exploring new markets, developing new technologies, pioneering new ways to do business. We’re a city in the right place, at the right time.

How can we inspire your business to move to the next level?

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Starship



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Wirral Waters



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