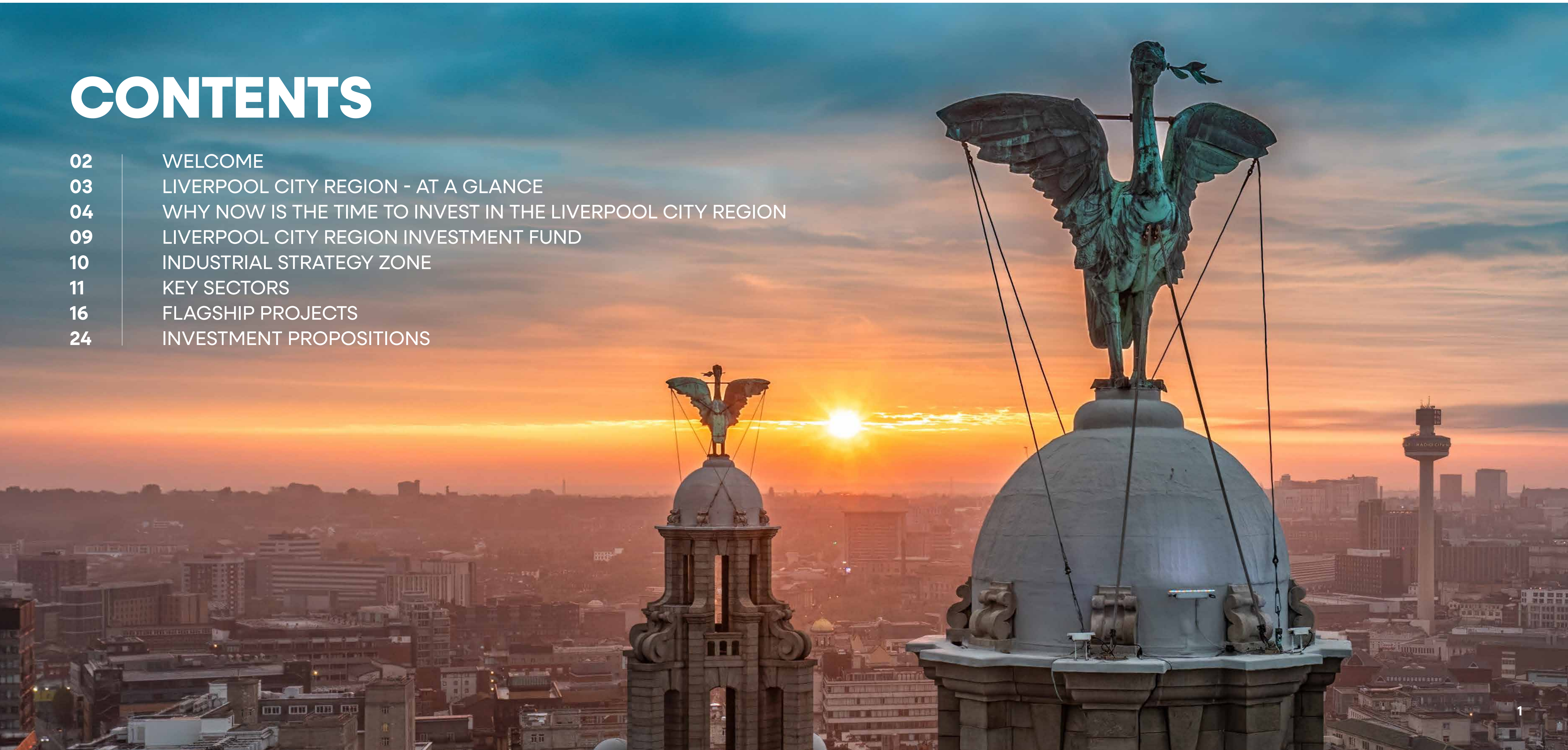


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WELCOME: MAYOR'S FOREWORD

THE LIVERPOOL CITY REGION HAS ALWAYS LOOKED OUTWARD – PROUD OF OUR PAST, BUT NEVER CONTENT TO STAND STILL.

From the flow of trade through our docks, to our rich cultural scene and world-leading scientific breakthroughs, progress in the Liverpool City Region has always come from the confidence to think differently.

For investors, we offer a genuinely unmatched proposition. Advanced manufacturing, life sciences, digital and creative industries, logistics, and clean energy all thrive here, underpinned by world-class universities and innovation assets that continue to attract global talent and research – and make us the UK capital of innovation.

But above all, it's the people of our region that make it special: highly skilled, proud of where they're from, and ready to help build the future.

And we are ready for what's next. With an abundance of development land, competitive costs, and the political will to deliver, we offer a clear, investable pipeline of projects – designed for scale, certainty, and long-term impact.

That commitment is reflected through the launch of our £2bn investment fund – the largest of its kind in our region's history – bringing together new and existing public funding into a single, flexible investment vehicle to unlock major developments and attract billions more in private capital.

In simple terms, it gives us the firepower to unlock sites that have stood still for decades – accelerating regeneration, enabling delivery at pace, and creating the conditions for sustained economic growth across our six boroughs.

The fund will support new commercial space, modern industrial sites and research facilities for the sectors where our region already has real strengths - from advanced manufacturing and life sciences to digital and AI.

But just as importantly, it will help drive housebuilding across the region, improve infrastructure - and respond to sector growth - helping to deliver tens of thousands of new homes, whilst tackling the infrastructure requirements communities need to thrive.

Most importantly, this momentum is real – and measurable. One standout example is Kyndryl, the global technology company whose investment has led to a major lease in Liverpool's iconic Liver Building, with plans to grow to 1,000 jobs in the years ahead.

Elsewhere, sustained engagement has brought our universities, local authorities and private investors together around our new Life Sciences Innovation Zone – aligning our ambition, unlocking a strategic development partnership and shaping a shared vision for the future.

As Mayor, my focus is on scaling this success.

Establishing a Mayoral Development Corporation to accelerate regeneration in Liverpool's northern docklands will help deliver 64,000 new homes and secure £700m for social and affordable housing, and regenerate a docklands area into a vibrant extension of the city centre. We are turning long-term vision into practical delivery

But we're not stopping there – we're investing £1.6bn to create a modern, fully integrated public transport network, providing tens of millions of pounds in skills funding to build a workforce ready for the future, and delivering new infrastructure such as the fastest internet speeds in the country. All of this is part of our broader vision to make our area the best city region in the country.

When I first ran for Mayor, I said I wanted to make our region the best place to grow up, grow a family, and grow a business. That's still my mission – and the renaissance we're driving forward is helping make it a reality.

The Liverpool City Region is ready to partner, ready to deliver – and ready for you!

Steve Rotherham



LIVERPOOL City Region - AT A GLANCE

- 1 LIVERPOOL
- 2 WIRRAL
- 3 SEFTON
- 4 KNOWSLEY
- 5 ST HELENS
- 6 HALTON

£1.6 
billion transport investment
programme

£11 
billion investment opportunities

 **272k**
enrolments in North West
Higher Education Institutions

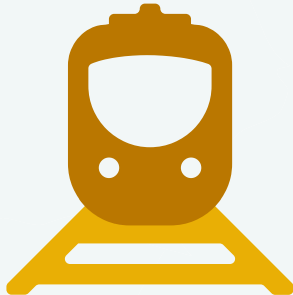
 **£6.8bn**
tourism sector

£10 
billion GVA rise
forecast from delivery
of Local Growth Plan

 **£43.3**
billion GVA for the
Liverpool City Region

1.6 million
population


6 
million people within
1 hour drive time

2 
hours journey
time to London

2 
international airports
within 45 min drive time

 **45%**
of Trans-Atlantic
trade through
Port of Liverpool

£2 
billion plan to build
65,000 new homes

RECORD INVESTMENT, MASTERPLANS AND A SHARED MISSION

Why now is the time to invest in the Liverpool City Region

Welcome to the world-famous, world-leading Liverpool City Region: a global gateway with £11bn of investment opportunities, a shared mission and a decade-long masterplan to supercharge its economy.

It's a place with a track record of delivery that's investing billions of pounds in the future - transforming transport and housing, and driving growth through regeneration, innovation, business support and training.

And with a new £2bn Liverpool City Region Investment Fund to accelerate developments, a new investor-focused Industrial Strategy Zone and aligned political, institutional and economic leadership, now is the ideal time to invest in one of the UK's most compelling and exciting locations.

Superbly connected by road, rail, sea and air and a new 350km ultra-fast digital network, Liverpool City Region is a place with renewed confidence

where world leaders meet and where global events take place, that's forging partnerships with innovative cities in Asia, Europe and North America.

Underpinning future ambitions is the Liverpool City Region Growth Plan: a bold and ambitious blueprint to create tens of thousands of jobs and increase the City Region's £43bn economy by £10bn.

This will be achieved by accelerating growth in the City Region's globally recognised strengths in advanced manufacturing, health and life sciences, digital and technology and creative industries - supported by maritime, financial, professional and business services and a thriving visitor economy.

Developed and delivered by the Combined Authority in partnership with Government, industry, academia and communities, the Growth Plan highlights the City Region's UK-leading collaborations between the public sector, industry and universities that are fuelling world-leading innovation in life sciences, materials and AI.

But that's not all. Guided by a new Investment Strategy, the new £2bn

Liverpool City Region Investment Fund will accelerate housing, commercial, industrial and infrastructure developments through targeted, catalytic investment - helping unlock stalled sites, accelerate regeneration and attract billions of pounds in private and institutional investment.

The City Region is also pioneering an Industrial Strategy Zone (ISZ) that aligns its Freeport and Life Sciences Innovation Zone programmes to offer lucrative incentives to end users, while accelerating and de-risking real estate developments.

And a new Mayoral Development Corporation is being established to supercharge delivery of 17,500 homes and 5 million square feet of commercial space in Liverpool's historic North Docks - building on momentum from construction of Everton FC's new Hill Dickinson Stadium.

Taken together, these delivery vehicles provide investors with clarity, momentum and confidence in a City Region that's trusted by Government to deliver at pace through the highest level of devolution.



A GLOBALLY CONNECTED POWERHOUSE OF INNOVATION, INDUSTRY AND CREATIVITY

For centuries the River Mersey has defined the City Region, and its importance continues through the Port of Liverpool, which handles 45% of UK trans-Atlantic trade, and in multi-billion pound plans to develop the world's largest tidal power scheme providing clean, predictable energy for hundreds of thousands of homes for at least 120 years.

Close to two international airports serving 200 destinations, and just two hours away from London by rail and 60% of UK markets by road, the City Region is perfectly placed to access international and domestic markets.

A new £500m City Region rail fleet connects a labour market of 2.5 million people and over £2bn more is set to be invested in public transport, while £700m Government funding for City Region housebuilding underpins a new £2bn pipeline to build 64,000 new homes.

Already home to Europe's largest biomanufacturing cluster and the UK's highest concentration of infection R&D,

the City Region's thriving Life Sciences sector is receiving up to £800m of public and private investment that will deliver new state-of-the-art facilities and create thousands of jobs.

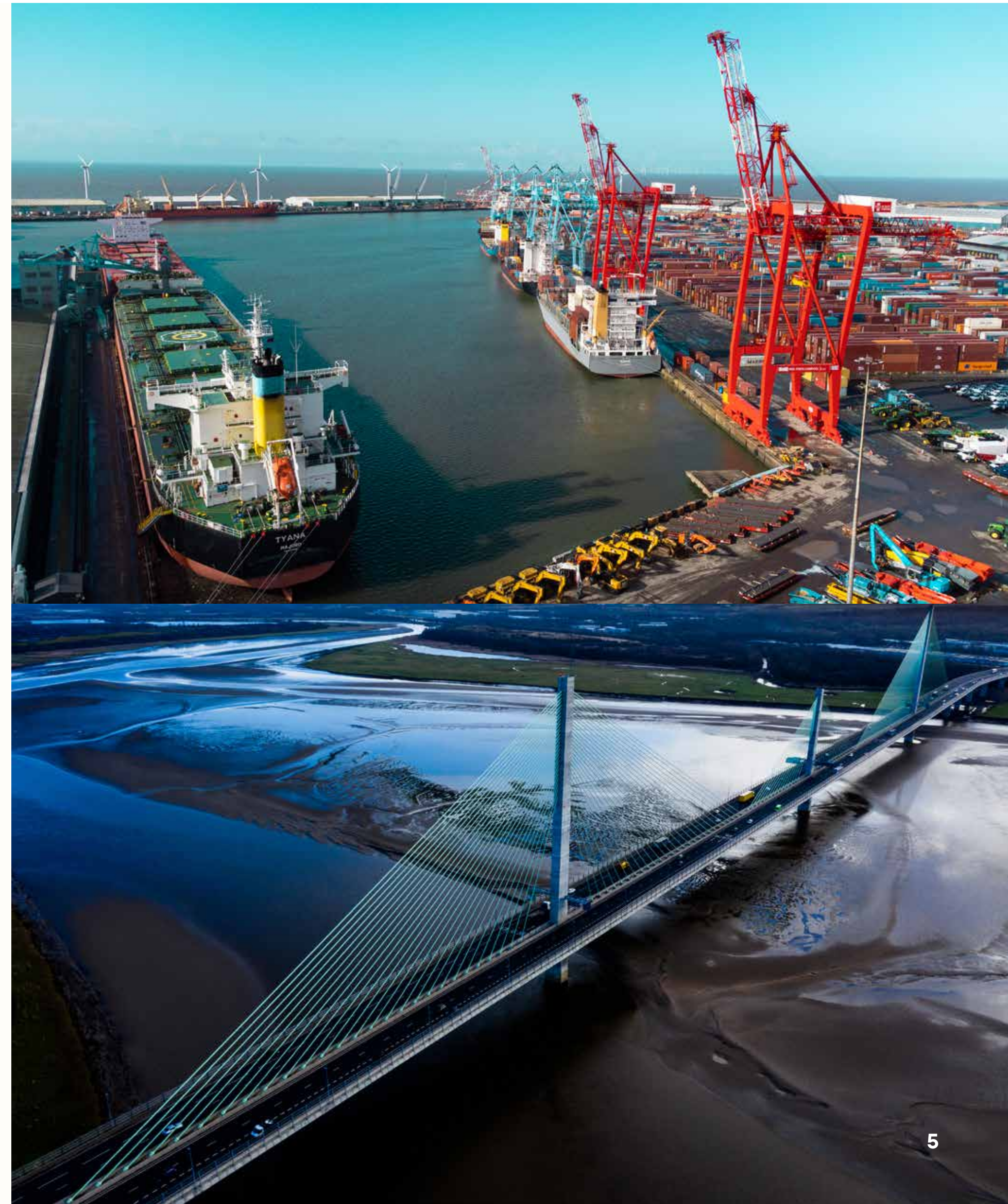
Developments set to transform the sector include £125m plans to develop Maghull Health Park and projects to expand high-tech facilities at two nationally significant innovation sites - Knowledge Quarter Liverpool and Sci-Tech Daresbury.

Further flagship investment opportunities include £5bn plans to redevelop Liverpool's Central Station encompassing large parts of the city centre, and £550m plans to develop Health Innovation Liverpool (HIL).

And the University of Liverpool is progressing plans for a £100m AI Materials Hub for Innovation (AIM-HI), building on its global leadership in materials chemistry.

Home to world-leading innovation in infection control, materials science and AI solutions, with emerging strengths in maritime and net-zero, the City Region has £1bn of live innovation projects underway and a £2bn innovation pipeline, as it plots a course to its goal of investing 5% GVA in R&D by 2030.

And with a new 350km full-fibre network making the region one of the UK's most digitally connected, combined with world-class supercomputing assets including Mary Coombs, STFC Hartree Centre's new GPU-accelerated supercomputer, the region is well-placed to be a global leader in harnessing AI as a force for good – improving society, while driving economic growth.



GET AHEAD OF THE CURVE IN A CITY REGION THAT'S A MAGNET FOR TALENT

With ambitious plans to grow innovative, productive sectors and with high-quality office and lab space reaching capacity, the City Region offers significant headroom for growth and prime opportunities for real estate investors to get ahead of the curve.

And with wide-ranging financial incentives, favourable property and labour costs and highly developed logistics and supply chains, it offers a compelling environment for businesses to scale, relocate or establish new operations.

And then there's the world-famous culture, sport and heritage that attract talent and give the City Region one of the UK's highest student retention rates. Birthplace of The Beatles, a UNESCO City of Music, home to two Premier League football clubs, two Open Championship golf courses and the world's most famous horse race, the City Region's vibrant arts and food scene and rich heritage attract more than 60 million visitors a year and make it a world-class place to live, grow and invest.

IBM, Unilever, the Gates Foundation, Jaguar Land Rover, AstraZeneca and most recently Kyndryl and Chery are among global giants that have chosen to invest in of one of the most famous, dynamic, inclusive, connected and forward-thinking places in the world - that's geared to welcome real estate investors and businesses of all sizes.

We are actively seeking more partners and investors ready to shape the next phase of growth and look forward to hearing from you. The time is now.

'Liverpool's growing reputation as a hub for digital excellence reinforced our decision to invest and expand our UK footprint. We opened our AI innovation lab in May 2025 with the plan to bring up to 1,000 new jobs to the region over the next three years. We have since welcomed tremendous new talent to our business including two cohorts of apprentices and graduates. The Kyndryl AI innovation lab has quickly become a centre for collaboration and innovation amongst our customers, partners and teams, helping to accelerate the development and use of AI for successful business outcomes.

'The support we received in helping us navigate the regional ecosystem, particularly around real estate, skills development, and innovation, was invaluable in realising our ambitions in the region. I am pleased that these relationships continue to be strengthened as our presence in Liverpool develops.'

- Jonathan Ingram, President Kyndryl UK&I



A GLOBAL GATEWAY PACKED WITH OPPORTUNITIES FOR INDIAN INVESTORS AND BUSINESSES

Liverpool City Region is a major opportunity for Indian investors and businesses of all sizes seeking to follow in the footsteps of some of the subcontinent's largest multinationals.

With world-class universities that have long been a destination for Indian students, the City Region is home to world-leading innovation and globally significant industrial clusters that align closely to India's strategic growth sectors.

And with **£11bn of investment opportunities**, a Freeport and Life Sciences Innovation Zone offering customs, fiscal and planning benefits, a **10-year masterplan to grow the economy by £10bn**, high graduate retention and a competitive cost base, Liverpool City Region offers a compelling proposition to capital investors and end users.

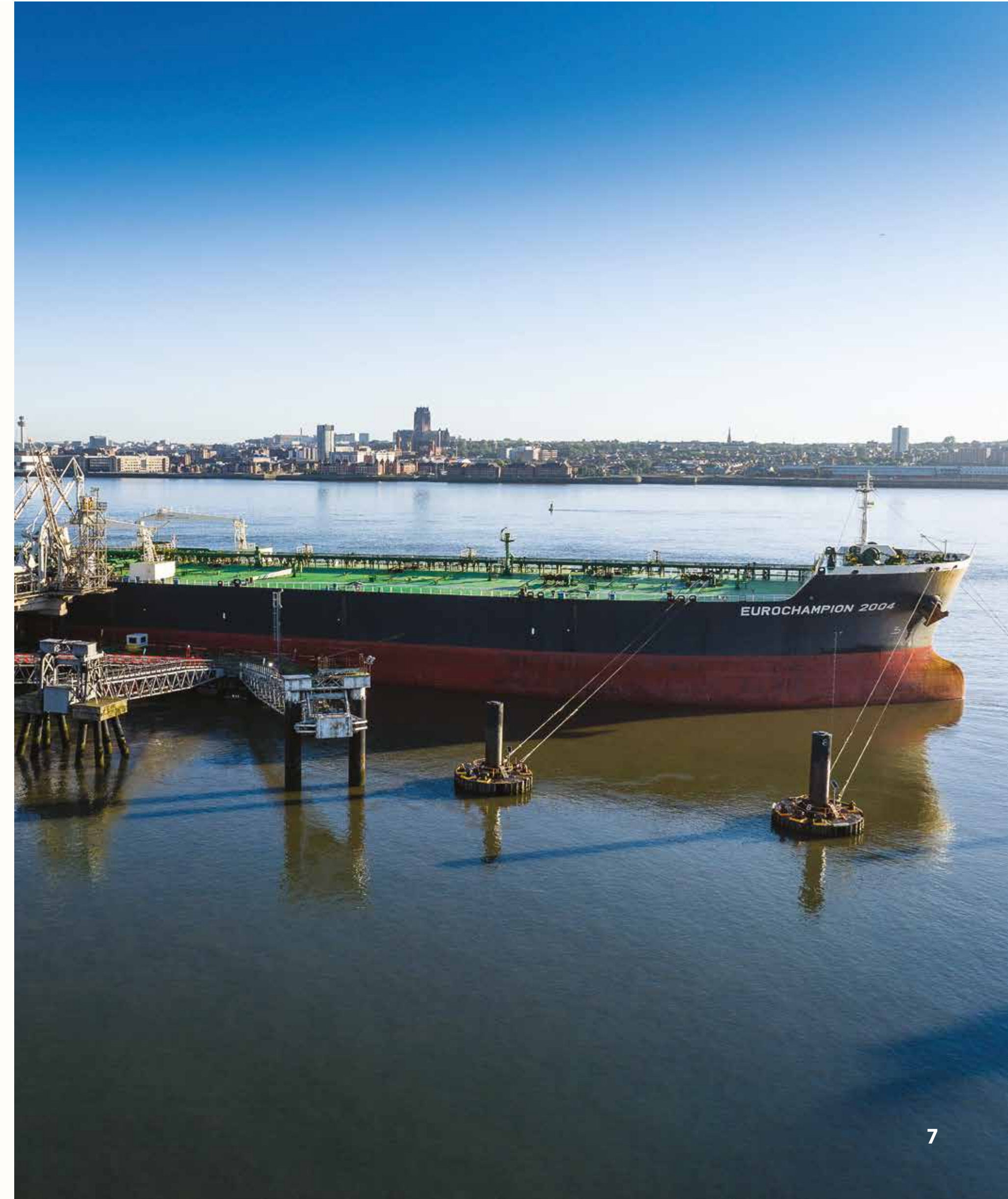
In addition, a new **£2bn Liverpool City Region Investment Fund** is supporting development of new high-grade office, lab and industrial space, making it easier for Indian companies to set up or expand.

Home to the UK's largest trans-Atlantic port and one of the country's leading Freeports, Liverpool City Region is superbly connected by sea, air, road and rail. It provides Indian businesses with a strategic gateway to UK, European and North American markets, combining world-class logistics infrastructure with customs and tax incentives that reduce the cost of international trade and expansion.

The historic port gave rise to the world-first Liverpool School of Tropical Medicine (LSTM) which, along with the University of Liverpool, continues to save millions of lives globally through its high-value, world-leading infection innovation.

Home to one of Europe's largest biomanufacturing clusters, the City Region is also the UK's only designated High Potential Opportunity for Vaccines with pharma giants AstraZeneca, CSL Seqirus and Pharmaron operating major production facilities in Liverpool.

Two major innovation campuses at Knowledge Quarter Liverpool and Sci-Tech Daresbury, which is home to the UK's most powerful industrial supercomputer, fuel world-leading innovation in materials science and AI solutions.



Both are attracting global investment with several dynamic Indian tech companies setting up operations in the last 12 months.

The City Region is home to a major Advanced Manufacturing cluster and highly developed Digital, Tech and

Creative sectors supported by thriving Financial, Professional and Business

Services. It is also emerging as a leader in clean energy and Net-Zero innovation with multi-billion-pound plans to build the world's largest Tidal Power facility.

Industrial giant Tata already benefits from a significant Liverpool City Region presence through its ownership of the Jaguar Land Rover factory in Halewood and Tata Consultancy Services, based in Liverpool city centre.

Tata is currently investing £500m to transform the historic Halewood plant into an electric vehicle factory of the future.

Meanwhile, Essar owns the UK's second largest oil refinery at Stanlow, which is also home to emerging green technologies including hydrogen production and carbon capture and storage.

The company is currently investing more than £1bn developing the refinery and its giant oil terminal at Tranmere, Wirral.

With the University of Liverpool's new campus in Bengaluru, opportunities for academic, research and talent development partnerships between the City Region and India are set to increase.

And with a new UK-India Free Trade Agreement, record transport investment and ambitious plans to fast-track regeneration and home-building, now is the ideal time for Indian companies to discover the benefits of investing in a truly global City Region, that's forging links across the world.



£2BN INVESTMENT FUND

to unlock major developments and accelerate growth, jobs and housebuilding

A new £2bn Liverpool City Region Investment Fund has been established to accelerate economic growth, unlock major developments and create thousands of high-quality jobs across the region.

The largest ever fund of its kind for the City Region, it brings together new and existing public funding into a single investment pot, helping unlock stalled sites, accelerate regeneration and attract billions of pounds more in private and institutional investment.

The fund forms a central part of the City Region's long-term plan to grow the economy by £10bn over the next decade, creating tens of thousands of new jobs and strengthening the region's position as one of the UK's leading centres for innovation and advanced manufacturing.

Guided by a new LCR Investment Strategy, initial investments will focus on delivering high-quality office space in Liverpool city centre alongside new labs and light industrial units across the City Region - supporting fast-growing sectors including life sciences, advanced manufacturing and digital technology.

The fund will help fast-track housebuilding across the City Region, supporting a £2bn development pipeline expected to deliver up to 64,000 new homes and the infrastructure needed to support growing communities.

Investments will also support major transport improvements and regeneration projects, including plans for four new rail stations, a rapid transit system and transport-linked development across the region.

The Investment Fund has been created by the Liverpool City Region Combined Authority in collaboration with government and key public and private sector partners.

It will support the City Region's Local Growth Plan - a decade-long strategy designed to raise productivity, strengthen key industries and deliver sustainable, inclusive economic growth.

Alongside commercial development, the fund will support investment across high-growth sectors including digital and technology, creative industries, advanced manufacturing and life sciences.

Initial funding has already been committed to unlock new commercial space at Sci-Tech Daresbury, with further investment opportunities set to be identified through competitive processes.

The Investment Fund will also support major regeneration opportunities across the region, including Liverpool's North Docks - the area between the city centre and Everton FC's new Hill Dickinson Stadium - where a new Mayoral Development Corporation will help accelerate investment and development.



INDUSTRIAL STRATEGY ZONE

A new Industrial Strategy Zone to drive investment and growth



A PIONEERING NEW ZONE TO ACCELERATE INVESTMENT AND GROWTH

Liverpool City Region is a global gateway founded on science, invention and trade, that offers a wide range of benefits to accelerate and de-risk property investments, while providing lucrative incentives to new occupiers through its new Industrial Strategy Zone (ISZ).

Fuelled by innovation and collaboration, the City Region is a well-connected health and Life Sciences powerhouse containing the UK's largest Western facing port – allowing easy access to domestic and global markets.

Harnessing these strengths, the pioneering ISZ combines Government-designated Freeport and Innovation Zone programmes – the City Region is one of only three places in the UK to have both - with its Enterprise Zones to deliver a compelling proposition to investors.

The Innovation Zone is accelerating the global reach of one of Europe's largest Life Sciences clusters and is expected to generate £800m of Government and private investment and create 8,000 jobs.

Meanwhile, the Freeport has the potential to add £850m to the local economy and create 14,000 jobs by acting as a catalyst for growth in sectors such as advanced manufacturing, pharmaceuticals, logistics and clean energy.

Primed to stimulate a high-wage, high-skill, high-productivity economy, the Industrial Strategy Zone is accelerating delivery of high-class infrastructure, driving world-leading Life Sciences innovation, supporting businesses to start, scale, invest and train future talent.

It features six tax sites – including national science and innovation campus Sci-Tech Daresbury - offering fiscal incentives to expanding and relocating businesses, along with customs benefits at specified sites over a 45km-wide area for businesses involved in international trade. It also provides a long-term funding mechanism to support future infrastructure developments at key sites.

The ISZ will accelerate delivery of nationally significant projects through:

- Greater certainty of the planning process with existing permitted development rights, Consent Orders and adopted masterplans at key ISZ sites.
- Investment levers including £185m Government funding through the ISZ Programme and long-term mechanisms for future funding of infrastructure at key sites.
- Site assembly and infrastructure - with ISZ locations strategically chosen for their access to rail, road and sea networks, and tens of millions of pounds already invested in connecting and unlocking key sites.
- Occupier benefits including favourable tax and customs incentives and sector specific scale-up and investment programmes.

KEY SECTORS: HEALTH AND LIFE SCIENCES

The Liverpool City Region is a UK Government-designated Life Sciences Innovation Zone that's at the forefront of infectious disease control R&D, pharmaceuticals, AI-driven healthcare, and pandemic preparedness.

With the highest number of specialist hospitals outside London, the City Region is a leader in clinical trials and home to Europe's largest biomanufacturing cluster where global brands like AstraZeneca, CSL Seqirus and Pharmaron deliver global solutions.

The Innovation Zone will supercharge the sector with up to £800m investment in new state-of-the-art facilities, business support and skills training, creating up to 8,000 new jobs. It's set to support expansion plans at Knowledge Quarter Liverpool and Sci-Tech Daresbury, where centres of excellence converge to attract ideas and funding.

Driven by UK-leading collaborations between world-class universities,

clinicians and global industry leaders, the region offers unparalleled opportunities for government, industry, and investors to shape the future of health and Life Sciences.

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, is home to the UK's most powerful supercomputer dedicated to industry engagement and AI applications.
- Largest concentration of mental health expertise at Maghull Mental Health Innovation Park.
- Home to the Civic Health Innovation Labs (CHIL) at Liverpool Science Park.

Featured stats:

- £800m Innovation Zone status.
- 27,000 Health and Life Sciences students.
- 7,000 employed in the the Life Sciences sector.
- IZ status forecast to create 8,000 additional roles.
- 1,800 businesses involved in health and Life Sciences.
- £5bn to the City Region economy.
- £2bn annual R&D in infectious disease – largest concentration in the UK*.

* Including Cheshire & Warrington

investliverpoolcityregion.com/key-sectors/health-life-sciences/



KEY SECTORS: ADVANCED MANUFACTURING

Liverpool City Region is an advanced manufacturing powerhouse, blending a strong industrial heritage with world-leading innovation, skills and connectivity.

Home to global manufacturing giants like JLR, Unilever and AstraZeneca, the City Region offers direct access to international markets through the Port of Liverpool – which handles 45% of UK trans-Atlantic trade - Liverpool John Lennon Airport and excellent road and rail connections.

UK-leading industry, university and public sector collaborations at the Materials Innovation Factory, the Hartree National Centre for Digital Innovation (a public-private sector collaboration with IBM Research) and MTC Liverpool, provide businesses with access to advanced technologies, research expertise and R&D opportunities - supporting rapid product development, automation and digital manufacturing.

With fast, efficient supply chains, a skilled workforce, competitive property prices, modern industrial facilities and tailored business support, the City Region is an ideal place for manufacturing businesses to invest, locate and expand.

Key highlights:

- Strategic port access and £1bn in logistics investment supporting global trade.
- High-growth sectors including automotive, chemicals, Life Sciences and clean energy.
- Thriving manufacturing ecosystem, home to global brands like JLR, Unilever and AstraZeneca.
- Advanced research and innovation hubs, including the Materials Innovation Factory, Sci-Tech Daresbury and the Hartree Centre, Manufacturing Technology Centre (MTC), Digital Innovation Facility, Virtual Engineering Centre and the Leverhulme Research Centre for Functional Materials Design.

- A commitment to clean growth, with expertise in sustainable manufacturing.

Featured stats:

- 17,000 manufacturing students at leading universities.
- 15% of the UK's annual car production.
- 50,000 manufacturing workforce*.
- £3bn contribution to the Liverpool City Region economy.

*22,000 in Advanced Manufacturing

investliverpoolcityregion.com/key-sectors/advanced-manufacturing/



KEY SECTORS: DIGITAL & TECHNOLOGY

Liverpool City Region blends world-class talent, collaboration and a vibrant creative culture to deliver an exceptional environment for tech-led growth.

Global heavyweights IBM, Kyndryl and PsiQuantum are among more than 3,000 businesses working within the rapidly expanding cluster, supporting 24,000 jobs in areas such as Health tech, Med tech, Creative tech and Fintech.

National science and innovation campus Sci-Tech Daresbury is home to the STFC Hartree Centre with a strategic collaboration with IBM including access to the UK's most powerful supercomputer dedicated to industry engagement.

With major expansion plans, Sci-Tech Daresbury is also home to PsiQuantum's European R&D lab, attracted by the continent's leading cryogenic facility with the potential to become the nucleus of a global quantum cluster.

Driven by forward-thinking political leadership, the City Region has invested £30m in a 350km ultrafast full fibre network to become one of the UK's most digitally connected places. It's a world leader in digital chemistry and robotics-assisted lab automation and is at the forefront of harnessing 'AI for Good' - transforming lives, society and industry.

Key highlights:

- Home to the £210m Hartree National Centre for Digital Innovation – a collaboration between IBM and the UK's Science and Technology Facilities Council (STFC Hartree Centre).
- UK's most powerful supercomputer dedicated to industrial R&D.

- New 350km ultrafast, full-fibre LCR Connect network making City Region one of the UK's most digitally connected places.
- Strong network of incubators and tech clusters, at Baltic Triangle and CENTRAL TECH.
- Vibrant creative digital community, with expertise in gaming, immersive tech, and film/TV production.

Featured stats:

- More than 3,000 digital & tech businesses.
- £2.2bn contribution to the regional economy.
- 24,000 people working in digital and tech cluster.
- £94,000 GVA per job.

<https://www.investliverpoolcityregion.com/key-sectors/digital-technology/>



KEY SECTORS: CREATIVE

Liverpool City Region is home to a thriving creative ecosystem spanning film, TV, music, games and immersive media and is one of only six areas in line to receive £25m from the UK Government’s Creative Places Growth Fund.

Employing more than 15,000 people and contributing £1.2bn to the local economy, the City Region is home to one of the fastest-growing creative clusters in the country, with productivity levels well above the regional average.

Liverpool is the UK’s most filmed city outside London and recent targeted investment in the film and TV industry has delivered a string of award-winning productions and accelerated growth. With new production facilities up and running, millions of pounds is earmarked to massively expand capacity through the flagship Littlewoods Studios development.

The City Region is home to 50 active gaming companies including

PlayStation, and innovations in music – including a Music Lab linked to the UKRI MusicFutures Creative Cluster – are reinforcing Liverpool’s UNESCO City of Music status.

Liverpool’s high-profile Baltic Triangle is among several City Region clusters that bring together freelancers, startups and established firms in vibrant, collaborative environments - driving economic growth, social impact and global relevance.

Key highlights:

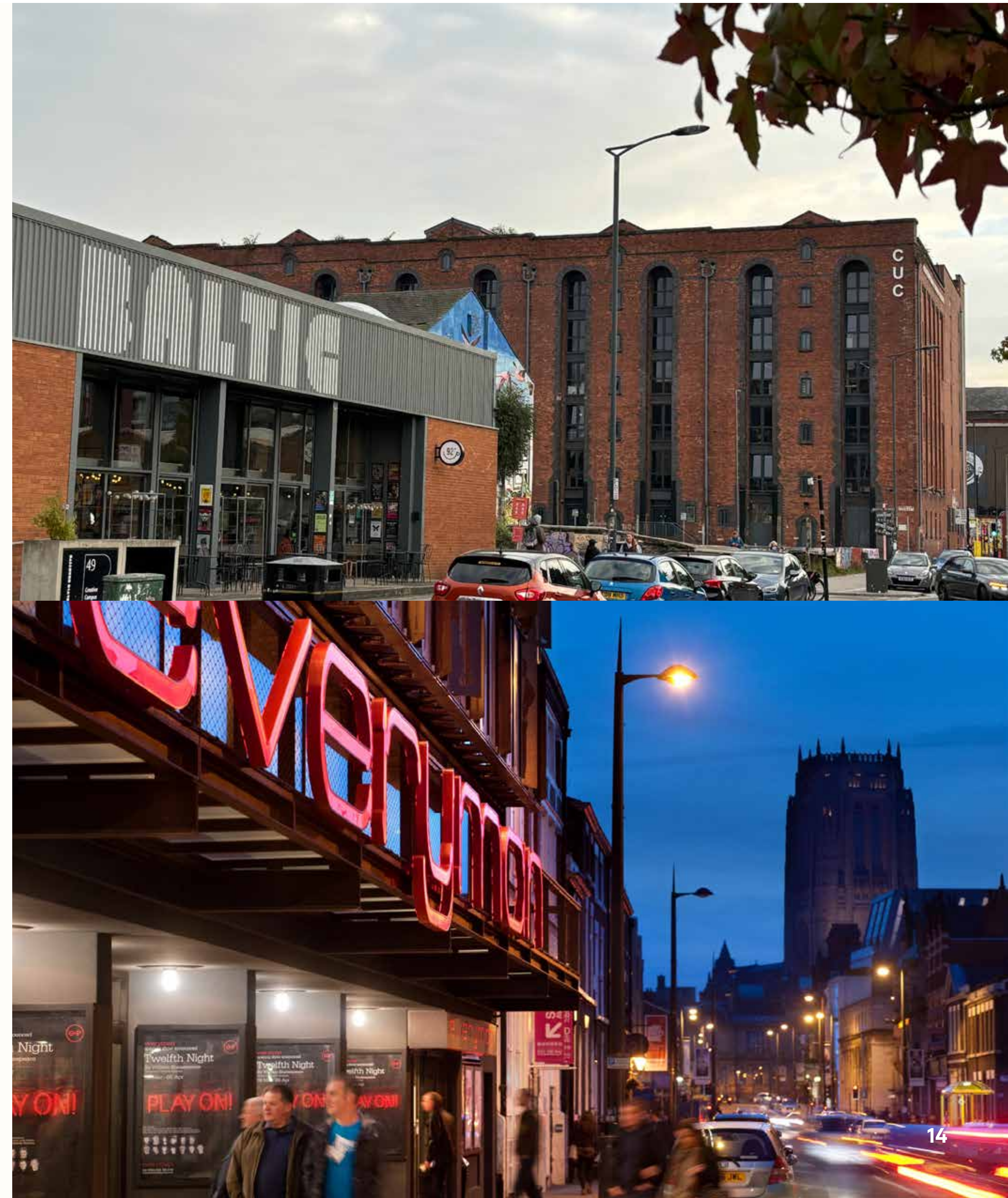
- UK Government priority region for Creative Industries.
- One of just six places with access to Government’s £150m Creative Places Growth Fund.
- Home to 50 active gaming companies including PlayStation
- Most filmed city outside of London – with plans for world class Film and TV studios and production space.

- UNESCO City of Music status
- UKRI MusicFutures Creative Cluster

Featured stats:

- Employs 15,000 people.
- Contributes £1.2bn to City Region economy.
- 29% employment growth in five years – more than double the national rate.
- £79,000 GVA per job.

<https://www.investliverpoolcityregion.com/key-sectors/creative/>



KEY SECTORS: FINANCIAL, PROFESSIONAL & BUSINESS SERVICES

Liverpool City Region is a thriving and rapidly expanding hub for Financial, Professional and Business Services (FPBS) geared to driving business growth and innovation.

One of the UK's leading financial centres, it is the top ranked wealth management location outside London and home to global firms such as Weightmans and Investec Wealth and Investment and Rathbones Investment Management, who collectively employ more than 700 people in the City Region.

With a skilled workforce, affordable office space and advanced digital infrastructure, Liverpool City Region offers companies the business-critical ingredients for profitable back and middle-office functions - from outsourced customer services to shared services centres.

It is home to high growth clusters including Health and Life Sciences, Advanced Manufacturing, Digital and Tech, and Creative Industries and, with Freeport status, attractive growth opportunities are available across the professional and business services spectrum.

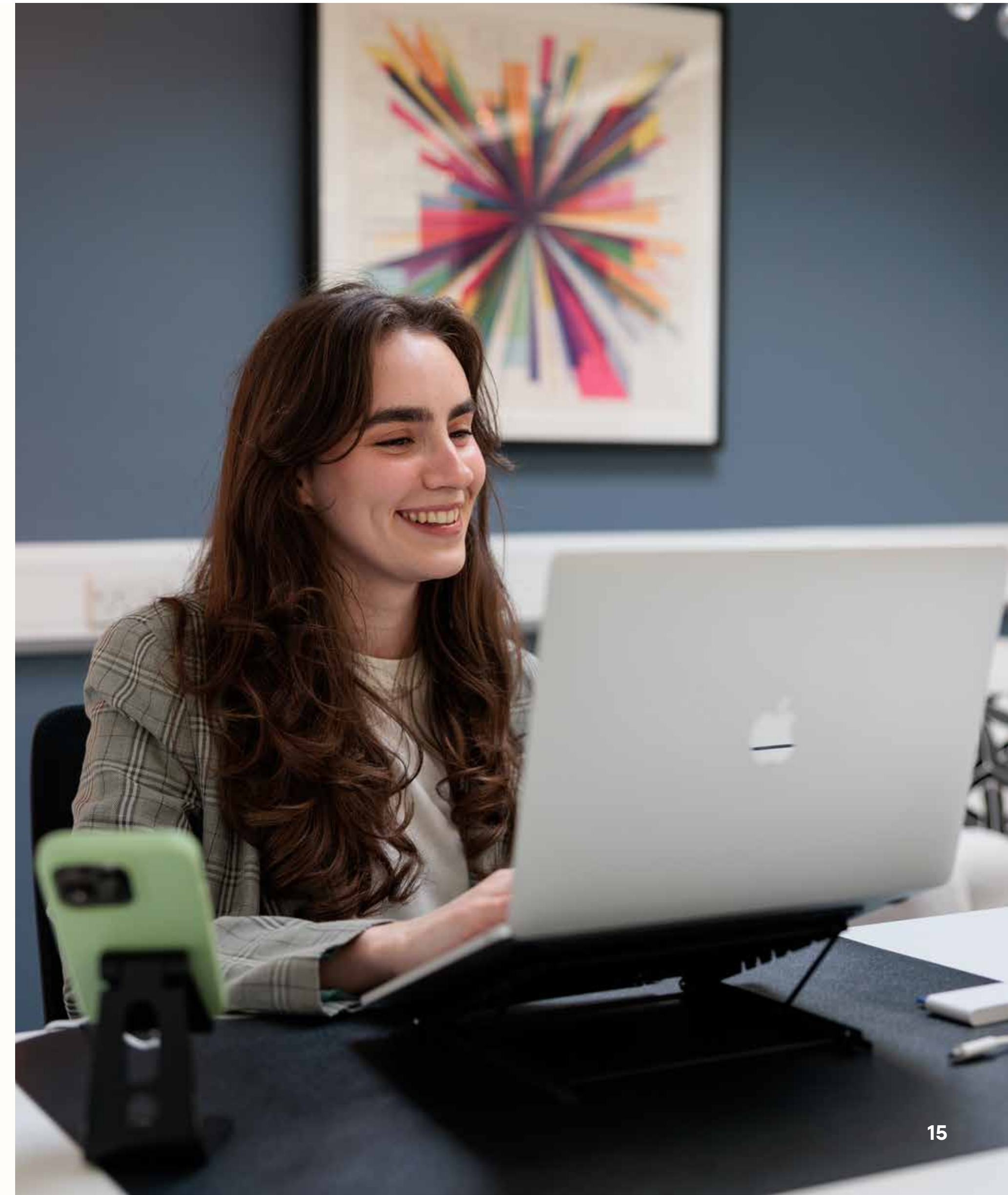
Key highlights:

- Grade A office space from £24/sq ft.
- Access to 350km full-fibre, gigabit-capable networks.
- A leading centre outside London for asset and wealth management.
- Over 12,000 students studying business, management and law.

Featured stats:

- Contributing £6.3bn GVA to the Liverpool City Region.
- 10,000 businesses employ over 96,000 people.
- 5% GVA growth and 4% employment growth over the last 5 years.

investliverpoolcityregion.com/key-sectors/professional-business-services/



LIVERPOOL NORTH DOCKS



Liverpool's North Docks is set to become the primary focus for the region's new Mayoral Development Corporation (MDC), marking a once-in-a-generation opportunity to unlock the area's vast regeneration potential.

Once defined by industrial brownfield sites, North Docks is now emerging as a focal point for transformational investment, innovation, and inclusive growth.

At the centre of this change is the Hill Dickinson Stadium, Everton FC's world-class waterfront venue, which is catalysing more than £650m in wider investment in the surrounding community.

The proposed MDC will accelerate the delivery of thousands of new homes and major commercial developments, with Liverpool City Council already identifying capacity for more than 17,000 homes and 5 million sq ft of new commercial space over the next 15 years.

North Docks is unlocking opportunities across Liverpool Waters, Ten Streets, Pall Mall, Pumpfields, and Kings – each contributing to a new urban identity for the city's northern fringe.

Investment highlights:

- Development of 2,350 residential units and a 2.1ha park in Central Docks with total public-private investment of £82m.
- £15m from Liverpool City Council to unlock Pall Mall Grade A office space in the Commercial Business District.
- Strategic acquisition of Kings by Beetham and TJ Morris.
- The completion of Torus' 195-unit affordable housing scheme, Hartley Locks.
- Ongoing restoration of Stanley Dock Warehouse, creating 500+ unit complex apartments.

Working in partnership with Liverpool City Council, the Liverpool City Region Combined Authority will create a locally-led MDC, which will accelerate regeneration, with powers to bring land forward, deliver infrastructure and use flexible financial tools.

This area will connect the Commercial District to the waterfront, creating a seamless urban experience through new public realm, cultural venues, and high-quality residential and commercial developments.

For more information contact Sophie Bevan via email at:
sophie.bevan@liverpool.gov.uk

LIVERPOOL NORTH DOCKS - KEY SITES



PUMPFIELDS

Pumpfields is a 98-acre regeneration zone on the northern edge of Liverpool city centre, forming a key link between the Commercial District (Liverpool's main office area), Ten Streets and Liverpool Waters.

A new Supplementary Planning Document (SPD) is being developed to guide delivery of:

- Up to 7,000 new homes in residential-led mixed-use neighbourhoods.
- Reuse of heritage and industrial buildings.
- Green public realm and pedestrian connectivity.
- Infrastructure upgrades linking Leeds Street to the waterfront.
- Design codes to ensure quality and cohesion.



TEN STREETS

Ten Streets spans 125 acres of former dockland north of the city centre.

The completion of Everton FC's Hill Dickinson Stadium has accelerated investor interest in Ten Streets, establishing the area as a strategic catalyst for shifting Liverpool's commercial and cultural centre northward.

Hill Dickinson stadium operations present opportunities for leisure and entertainment development at the northern end, whilst the southern end of this location creates a strategic link between Liverpool Waters, Pumpfields and wider North Docks area.

Guided by the Ten Streets Strategic Regeneration Framework (SRF), the area has the potential to deliver:

- Up to 1 million sq ft of mixed-use development.
- Create approximately 5,000 jobs.
- Establish a creative and cultural enterprise zone.
- Improve transport and public realm connectivity.
- Employment-led regeneration focussed on the creative industry.

LIVERPOOL NORTH DOCKS - KEY SITES



KINGS

Kings is an 8-acre waterfront regeneration scheme, delivering up to 10 mixed-use towers rising to 70 storeys. Anchored by a five-star hotel and a cultural venue, the scheme will link the Commercial District to Liverpool Waters and deliver a GDV of £1.2bn.

- Pathfinder tower: 28 storeys, planning expected Q4 2025.
- Masterplan submission: Q1 2026.
- Includes tech incubator/start-up space.
- Adjacent to Pier Head and cruise terminal.

[View the full Kings Investment Proposition here](#)

LIVERPOOL WATERS

Liverpool Waters is a transformational regeneration programme transforming 60 hectares of dockland into a vibrant mixed-use waterfront district. As the largest single development opportunity in Liverpool, the 2.3km site is being transformed over 30 years into a sustainable, high-quality destination.

- Residential, commercial, and leisure opportunities.
- Consent for 1,000 apartments.
- Over 200,000 sq ft office space.
- Long-term vision aligned with Liverpool’s waterfront strategy.

[View the full Liverpool Waters Investment Proposition here](#)

PALL MALL GARDENS

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.

- 1.2 hectares, £200+ million development investment.
- Strategic location adjacent to Moorfields Station.



- 400,000 sq ft Grade A office space, Net Zero Carbon ready.
- 6,000 sq m of premium landscaped public green space.

[View the full Pall Mall Gardens Investment Proposition here](#)

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, data and resources 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.

Health Innovation Liverpool will deliver economic growth, healthcare innovation and opportunities, through a programme of digital and physical infrastructure development totalling £550m.

At its core sits the Health Sciences Campus, a cutting-edge facility, physically connected to two of the UK's newest hospitals, integrating clinical research, real-world patient care, industry partnership and advanced training to shape the future of healthcare.

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 respond to these challenges by:

- Creating 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.
- Driving £1bn in economic benefits for the UK and Liverpool City Region, creating high-quality Health and Life Science jobs and attracting global investment.

- Training more healthcare professionals in state-of-the-art facilities, to produce the next generation of doctors, nurses and dentists.
- Reducing population health inequalities and economic inactivity through state-of-the-art treatments, new models of care and access to an immersive clinical research environment – a model which is proven to have improved clinical outcomes for local populations in other global cities by 30%.

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.



LIVERPOOL CENTRAL STATION GATEWAY

A WORLD-CLASS INVESTMENT OPPORTUNITY AT THE HEART OF THE CITY

Liverpool Central Station Gateway is a once-in-a-generation opportunity to invest in the transformation of one of the UK's busiest rail hubs into a world-class transport gateway and catalyst for city centre growth.

Located at the heart of Liverpool City Centre, the project will unlock the economic potential of the City Region and the wider North through a step-change in connectivity, capacity and place-making.

Liverpool Central is the start or finish of almost 50% of all journeys on the Merseyrail network and is the busiest underground station outside London by platform usage.

Investment in the station will deliver a transformed passenger experience as

part of a modern, integrated and net zero transport system, fully connected to local bus, ferry, walking and cycling networks, and seamlessly linked to the city's flourishing Knowledge Quarter, Queen Square Bus Station and its world famous waterfront.

Through its symbiotic relationship with nearby Lime Street Station, Liverpool Central will have the same transformational impact as King's Cross and St Pancras in London—driving regeneration, attracting global capital and connecting people to regional, national and international opportunities via both metro-style and inter-city rail services.

The wider Liverpool Central Station Gateway encompasses approximately 35 hectares of prime city centre land with multiple public and private landowners.

Redevelopment will enable new housing, commercial and leisure uses, support sustainable, car-free

development and unlock future capacity across the Merseyrail network, facilitating further line extensions and housing growth.

The overall investment opportunity is estimated at £5bn, including £2.5bn of transport funding sought from Government, alongside significant private-sector investment.

The project is supported by Liverpool City Council, the Liverpool City Region Combined Authority, Network Rail and the UK Government, and is forecast to drive substantial job creation, GVA growth and long-term value for investors.



MAGHULL MENTAL HEALTH INNOVATION PARK

Maghull Mental Health Innovation Park is a unique £125m investment opportunity at Europe's largest complex of secure mental health services.

The first phase will see development of a Mental Health Digital Research Centre containing 30,000 sq m of digital and lab space, serving as a hub for advancing digital mental health treatments and training.

With construction expected to start in Spring 2027, the facility will foster collaboration between Mersey Care NHS Foundation Trust, the University of Liverpool, and private sector partners.

The 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. NHS-accredited teams will be on site to support secure research and product testing.

With Life Sciences Innovation Zone funding supporting the development, the Mental Health Digital Research Centre is expected to be completed in Autumn 2028 and will be operated by Mersey Care NHS Foundation Trust. Investors and operators are being sought for future phases of the health park.

Mersey Care already works in partnership with the University of Liverpool and has existing collaborations with global names including Microsoft, Apple and Holmusk. The investment opportunity is to be part of a world-class research and product testing facility and is expected to attract global collaborators in the mental health sector.

The well-connected 42-acre parkland site is positioned close to a motorway junction and public transport and benefits from ultra-fast, full-fibre digital connectivity. It has already received more than £250m investment and employs nearly 2,000 people.

A designated Innovation Zone tax site, Maghull Mental Health Innovation Park offers lucrative investor benefits to new and expanding occupiers.



BUILDING A BETTER, GREENER FUTURE

MAJOR INFRASTRUCTURE PROJECTS SET TO CHANGE THE FACE OF ENERGY PRODUCTION AND PUBLIC TRANSPORT

Liverpool City Region is home to nationally and globally significant infrastructure projects that could change the face of energy production and public transport.

Multi-billion-pound plans to build the world's largest tidal energy scheme across the River Mersey would provide enough clean, predictable energy to power hundreds of thousands of homes for at least 120 years.

The Mersey Tidal Power Project would provide the UK with greater energy security, while its barrage across the river would provide a defence from climate change-induced flooding for communities and businesses in the City Region.

It is a key part of the City Region's ambition to become Net Zero by 2035 and is the most advanced project of its

type in the UK with engineers sharing expertise with K-Water, operators of the world's largest tidal power scheme in South Korea.

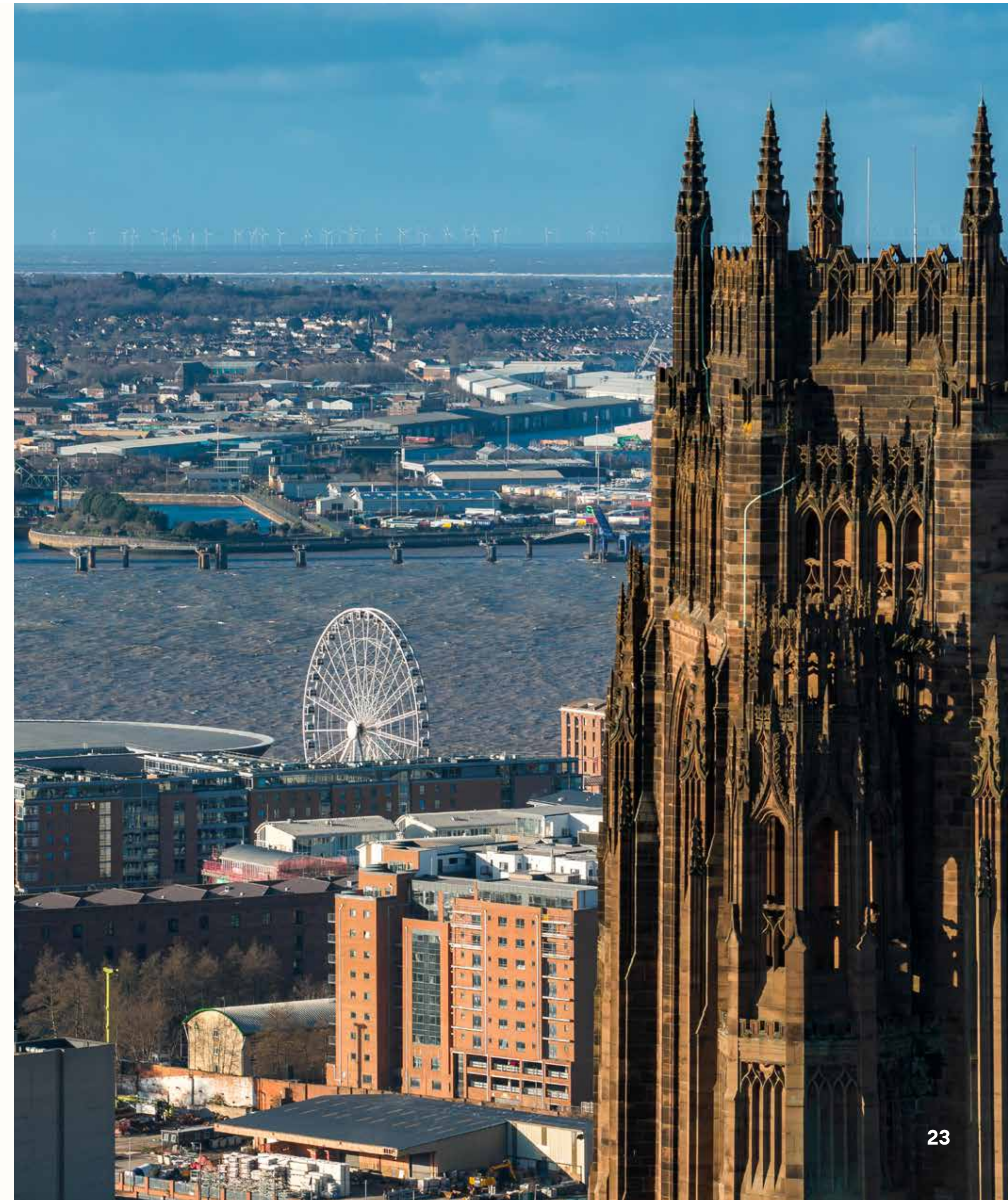
Liverpool City Region is perfectly placed to be the UK's Renewable Energy Coast with some of the country's largest offshore wind farms operating in the area and with more in development. The region is also an integral part of Hynet, a Government-backed plan for carbon capture and storage and hydrogen production.

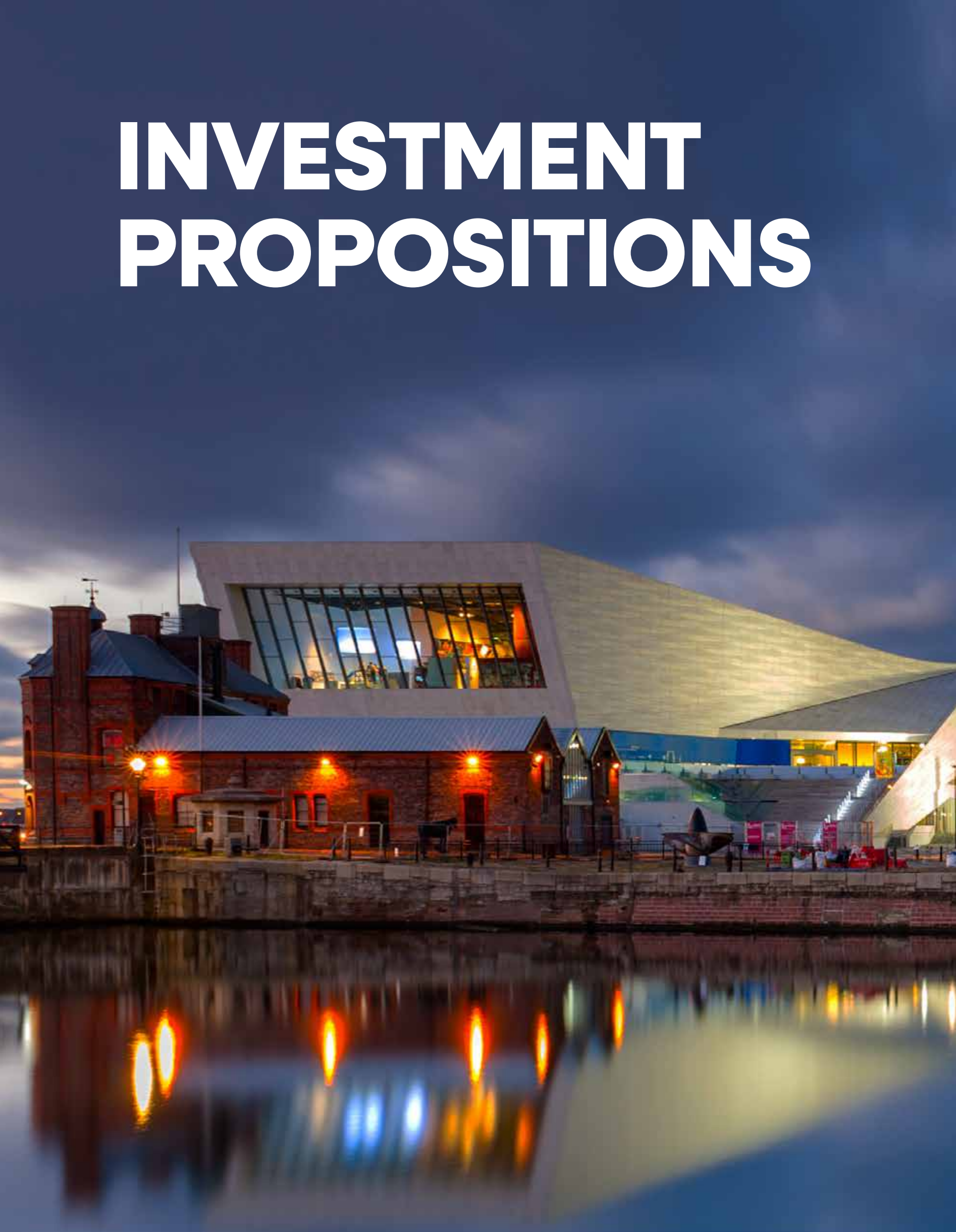
More than £1.6bn is set to be invested in Liverpool City Region's public transport in the coming years with four new rail stations, a new world-famous Mersey Ferry, a new Rapid Transit system linking key sites and a fleet of new greener buses. That's in addition to recent large-scale developments including a new publicly owned £500m fleet of state-of-the-art trains connecting City Region communities since 2023, new rail stations, smart ticketing and active travel.

The City Region was the birthplace of modern railways with the world's first intercity services operating between Liverpool and Manchester. In January 2026, the Government awarded more than £1bn to develop plans for better, faster rail links between the two great cities and across the wider north of England.

Northern Powerhouse Rail will see up to £40bn invested and includes a new faster rail link between Liverpool and Manchester that would drive construction of tens of thousands of new homes, economic growth and large-scale job creation.

Home to the UK's largest western-facing port, the City Region is also leading developments in maritime innovation and Net Zero.





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	Haydock Industrial Estate	Borough Yard/ Hind Street Birkenhead
HEMISPHERE Two	Liverpool Waters - Waterfront Hotel	Bootle Strand	Intermodal Logistics Park North	Cowley Hill
Maghull Mental Health Innovation Park	Parr Hub	Bootle Town Centre Transformation	MEA Park	Liverpool Waters, Central Seven at Central Docks
Paddington South	Southport Fairways	Earlestown	Omega West	Price Street
Project Halo		Great George Street	Parkside West	Rose Brae Site
Sci-Tech Daresbury Violet Phase Two		Huyton Town Centre	Stonebridge Cross	St Helens Town Centre
Southport Business Park		King's Dock	Symmetry Park at Halsnead South	The former House of Fraser Site
		Kings		Watson Street Works
		Kirkby Town Centre		Woodside Waterfront
		Liverpool Central Station Gateway		
		Liverpool Waters		
		Liverpool Waters – Central Docks		
		Liverpool Waters, No 5 Princes Dock		
		Pall Mall Gardens		
		Prescot Town Centre		
		Widnes Town Centre		
		Wirral Waters		

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 delivery estimated early 2030s.

Sector:

Life Sciences & Innovation,
Learning & Institutions

Promoter/Landowner(s):

University of Liverpool /
The NHS University Hospitals
of Liverpool Group

Planning Authority:

Liverpool City Council

Health Innovation Liverpool is a bold vision to revolutionise healthcare, Life Sciences, and economic growth.

The Health Sciences Campus, physically connected to two of the UK's newest hospitals, the Royal Liverpool Hospital and Clatterbridge Cancer Centre, 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 co-locate, accessing petabytes of clinical data from a real-world population to drive improved health outcomes.

Health Innovation Liverpool is already proving 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 Health Sciences Campus providing industry colocation, clinical research, commercial innovation and clinical training – linked directly to two major hospitals.
- **Clinical Innovation:**
Unique in UK for access to clinical trials, biobanking, analytical and data resources, which are in high demand by global Life Science companies.
- **User Base:**
Long-term diverse and stable user base, a UK Russell Group University, NHS and Health-Tech/Life Science companies of all scales, many of whom have already committed to be part of the Health Sciences Campus.
- **Location:**
Part of KQ Liverpool and proximate to major Health and Life Science developments and University resources.
- **Future Opportunities:**
Catalyst build to unlock potential 125,000m2 of future development on the Health Sciences Campus 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.

For more information visit: liverpool.ac.uk/health-innovation-liverpool/

Life Sciences
and Innovation

HEMISPHERE ONE

GROSS DEVELOPMENT
VALUE (GDV):

£51.7m

DEVELOPMENT TIMELINE:

Planning Approval:
Approved and ready to
start on site end of 2026.

Completion:
Autumn 2028.

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 is a 110,675 sq ft (net total), purpose-built lab and office development for leading commercial and academic innovators to thrive.

A bespoke home for cutting-edge commercial and academic laboratories, HEMISPHERE One will also feature Sciontec's serviced space product, Sciontec AI (All Inclusive), which offers a unique range of contemporary, high-specification office and write-up spaces to support the needs of innovation businesses of all shapes and sizes.

The building is designed with a focus upon sustainability and wellbeing, with several environmental design features integrated to maximise their sustainability.

It is intended to achieve a BREEAM (Excellent) and a WiredScore Certification.

KEY FACTS

- **Scale:**
110,675 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 and bus rapid transit stops.

INVESTMENT PROPOSITION

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

We are interested in talking to potential occupiers and funding partners for this building, which Sciontec will develop and operate as part of its portfolio of innovation assets.

HEMISPHERE TWO

GROSS DEVELOPMENT VALUE (GDV):

£95m

base build

DEVELOPMENT TIMELINE:

Planning Approval:
Pre-development due
to commence in 2027,
with planning
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 the second phase in
the development.**

HEMISPHERE Two will, subject to planning consent, consist of write-up, incubator, grow on and commercial lab space, alongside some of the world's most advanced labs, providing much needed capacity for KQ Liverpool's existing lab occupiers to scale within the City Region.

This development offers a rare opportunity to move into a prime Life Sciences building, currently in the early design phase. Unlike existing retrofits that force workflows into rigid footprints, this project is a "ground-up" build, allowing the delivery of a bespoke, high-specification environment tailored to the exact requirements of its future occupiers.

KEY FACTS

- **Scale:**
106,240 sq ft (NIA) across 8 floors (G+7).
- **Distance:**
15-minute walk to Lime Street and Central Stations, with direct bus links.
- **Location:**
Adjacent to a new multi-storey car park and bus rapid transit stops.

INVESTMENT PROPOSITION

Sciontec currently owns and operates the nearby Liverpool Science Park and CENTRAL TECH 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.

Life Sciences
and Innovation

MAGHULL MENTAL HEALTH

Innovation Park

GROSS DEVELOPMENT
VALUE (GDV):

£125m

estimated

DEVELOPMENT TIMELINE:

Planning Approval:
Early 2027.

Construction Start:
Spring 2027.

Completion
Autumn 2028.

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 sq m facility will foster collaboration with Mersey Care NHS Foundation 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 sq m of digital and lab space in a parkland setting.
- **Collaboration:**
Encourages NHS, academia, and private sector health partnerships.
- **Location:**
Excellent road access at Junction 1 of the M58, public transport, and high-speed digital connections.
- **Research and Testing:**
NHS-accredited teams support secure product testing.

INVESTMENT PROPOSITION

We are seeking 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 Foundation 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.

PADDINGTON SOUTH

GROSS DEVELOPMENT VALUE (GDV):

£250m+

DEVELOPMENT TIMELINE:

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

Site Enabling Works:
2026-2029.

**Phase 1 Construction
Start:** 2027.

Sector:

Life Sciences & Innovation

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.**

A Masterplan for the site is currently under development and sets out plans for research and innovation, education and residential opportunities. The most significant part of this is a new £111 million University of Liverpool facility for chemical sciences, which will house a new £100 million AI Materials Hub for Innovation (AIM-HI).

AIM-HI will be a flagship national facility dedicated to accelerating the application of artificial intelligence in materials chemistry - an area of research and industrial collaboration for which the University is already internationally renowned. The Hub will feature state-of-the-art research

and translational spaces, as well as an innovation incubator designed to foster collaboration between academic and industrial researchers and support the creation of new spin outs.

KEY FACTS

- **New:**
Chemistry and Materials Supercluster for Liverpool.
- **Location:**
Part of Knowledge Quarter Liverpool (KQ Liverpool).
- **Public Realm:**
Includes 3 acres of green space and active travel.
- **Land Area:**
Approx. 50,000 sq m 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
HALOGROSS DEVELOPMENT
VALUE (GDV):£20m+
estimated

DEVELOPMENT TIMELINE:

Planning Approval:
Planning consent
granted October 2025FID:
Early 2026Construction Start:
Spring 2026 - Summer 2027**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 sq ft of high-quality space designed for research, manufacturing, and storage, all underpinned by sustainable design with a connection to the Hynet hydrogen pipeline. The site is part of the Life Science Innovation Zone which qualifies it to offer 5 years of 100% business rate relief, 3 years of eNIC reliefs, SDLT relief, ECAs (100% year 1 allowances) and SBAs (10%, 10-year allowances). Qualifying businesses who import and export will also benefit from the LCR Freeport Customs benefits.

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 sq ft.
- **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 end-user occupiers for Project Halo. Future scheme purchase opportunity.

SCI-TECH DARESBUY

Violet Phase Two

GROSS DEVELOPMENT
VALUE (GDV), CIRCA:

£30m

DEVELOPMENT TIMELINE:

Planning Approval:
Granted and start
on site Q4 2026.

Completion:
Q1 2028.

Sector:

Life Sciences & Innovation

Promoter/Landowner(s):

Daresbury SIC LLP

Planning Authority:

Halton Borough Council

Located at the Sci-Tech Daresbury national campus, Violet Phase Two is the next development to support high growth businesses. The campus is home to over 160 science and tech companies including IBM, Lubrizol and Croda, it offers a range of laboratory, pilot, and office spaces.

The development comprises:

V4 – circa 20,000 sq ft dry lab and office building across 3 floors.

V5 – circa 60,000 sq ft building across 3 floors providing CL2-enabled labs and pilot facilities along with office and meeting space.

KEY FACTS

- **National Campus:**
A national science and innovation campus with UKRI's Northern laboratory - STFC Daresbury Laboratory, and a well-established cluster of life science, digital, materials and engineering companies.
- **Scale:**
Circa 85,000 sq ft gross across two buildings.
- **Flexible Space:**
Divisible floorplates for custom tenant fit-outs.
- **Design:**
V4 – Offers 3,000–6,000 sq ft floorplates combining high-quality office space with engineering and instrumentation labs.
V5 – providing floorplates of circa 5,000 - 20,000 sq ft for CL2 labs, pilot facilities and low volume/high value manufacture for life science, materials, and engineering companies.
- **Location:**
Excellent connectivity, just 10 minutes from motorway networks and main line rail stations and 20 minutes from Manchester and Liverpool airports.

INVESTMENT PROPOSITION

Seeking discussions with potential end-users, their agents and intermediaries, particularly those looking to scale their R&D operations 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.

HALEWOOD RETAIL AND LEISURE EXPANSION

GROSS DEVELOPMENT
VALUE (GDV):

£2-3m

DEVELOPMENT TIMELINE:

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.

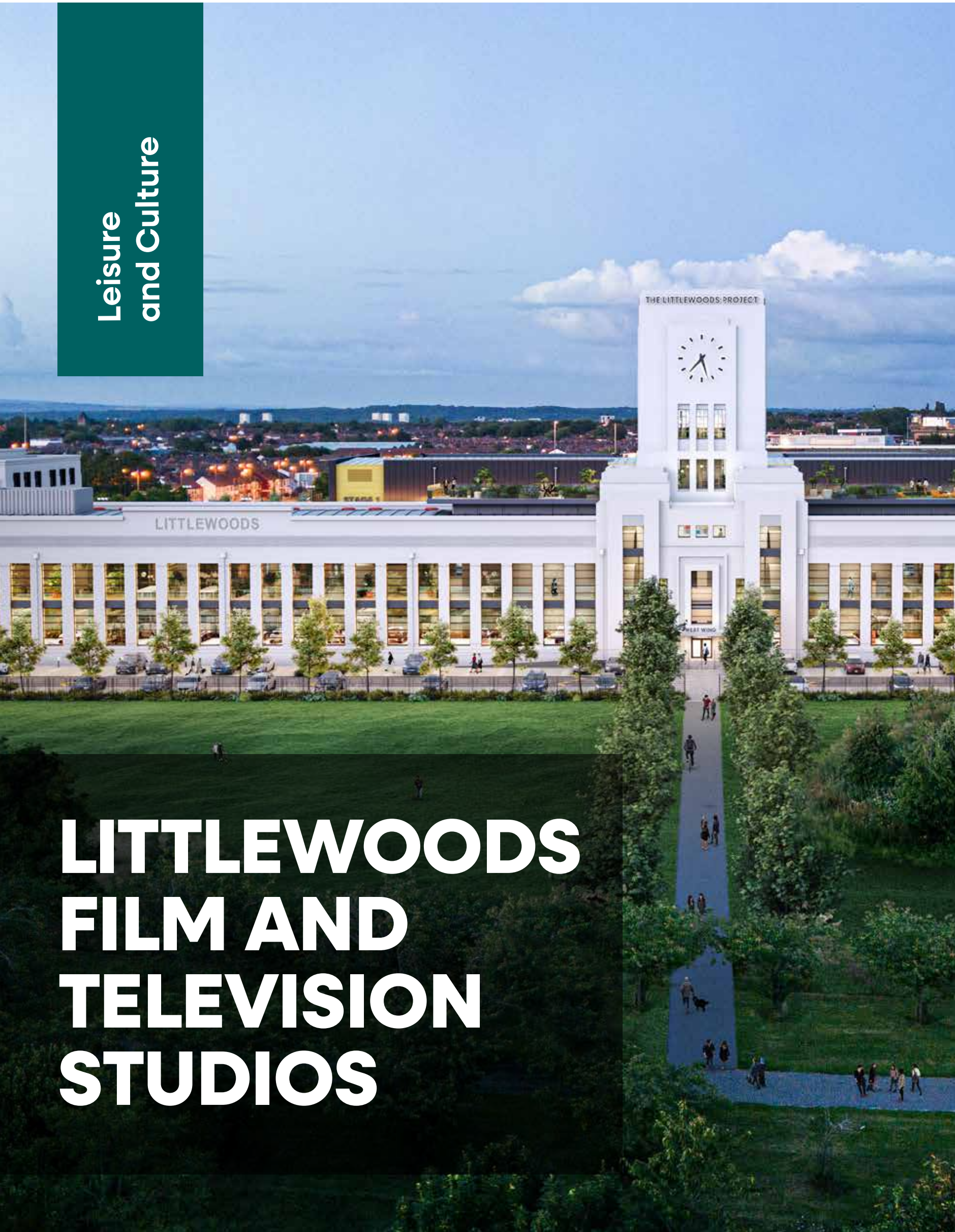
The development presents a unique opportunity to be part of a growing town with significant investment already in place.

KEY FACTS

- **Masterplan:**
A wider Halewood Investment Masterplan was consulted on in 2025.
- **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.



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 2026, opening in 2028.

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.

The Littlewoods Project offers a transformational opportunity that will establish the Liverpool City Region as the UK's Next Generation Production Hub – a world-class convergence cluster for film, TV, music, gaming, immersive technology, digital & screen skills, and cultural industries

KEY FACTS

- **Site Size:**
Approximately 4.7 hectares (11.67 acres).
- **Development Scale:**
Redevelopment of a historic building with a commercial focus.
- **Timeline:**
Phase 1 enabling works have been completed; main construction expected to start in 2026 and complete by 2028.
- **Unique Features:**
Film & High-End TV: sound stages, post-production suites, and virtual production facilities designed for global content creation.
- Music, Gaming & Interactive Media, Cultural Industries, Education & Skills.

INVESTMENT PROPOSITION

Liverpool City Council is seeking capital investment from banking institutions and/or private financial investors to deliver the project and unlock this transformative £60 million project.

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 2026, Liverpool is set to welcome a record-breaking 120 cruise ships, with plans to double this figure, ensuring strong and sustained footfall.

KEY FACTS

- **Site Size:**
0.46 - 1.26 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.

PARR HUB

GROSS DEVELOPMENT
VALUE (GDV):

£58m

estimated

DEVELOPMENT TIMELINE:

Planning Approval:
Planning application
scheduled for submission
2026 (subject to FID).

Process:
Construction start
2027. Construction
completion 2029.

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 wellbeing.

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:**
Wellbeing facility including swimming pools, fitness studio, soft play, outdoor 3G pitches, E-sports studio, education and training rooms, public access IT facilities, library space, café and teaching kitchen, health consultation rooms.
- **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) 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.

Leisure
and CultureSOUTHPORT
FAIRWAYSGROSS 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.

Mixed Use /
Town Centre

BIRKENHEAD TOWN CENTRE

**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.
- Creation of a new market street, 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.

Mixed Use /
Town Centre

BOOTLE STRAND

GROSS DEVELOPMENT VALUE (GDV):

£200m+

estimated

DEVELOPMENT TIMELINE:

Planning Approval:

Phase 1 application granted
January 2025.

Process:

Bootle Area Action Plan
adopted January 2026.

Renewal Programme:

Phase 1 due to complete
2027. Discussions re:
subsequent phases
ongoing.

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.

Phase 1 of Bootle transformation will see the creation of a new town square, new F&B spaces, improved public realm and new canalside event space - home to Salt and Tar.

The award-winning Salt and Tar canalside venue revitalised Bootle, drawing 12,000+ attendees in 2025. Headliners for 2026 include The Waterboys, Nile Rogers & Chic and The Saw Doctors.

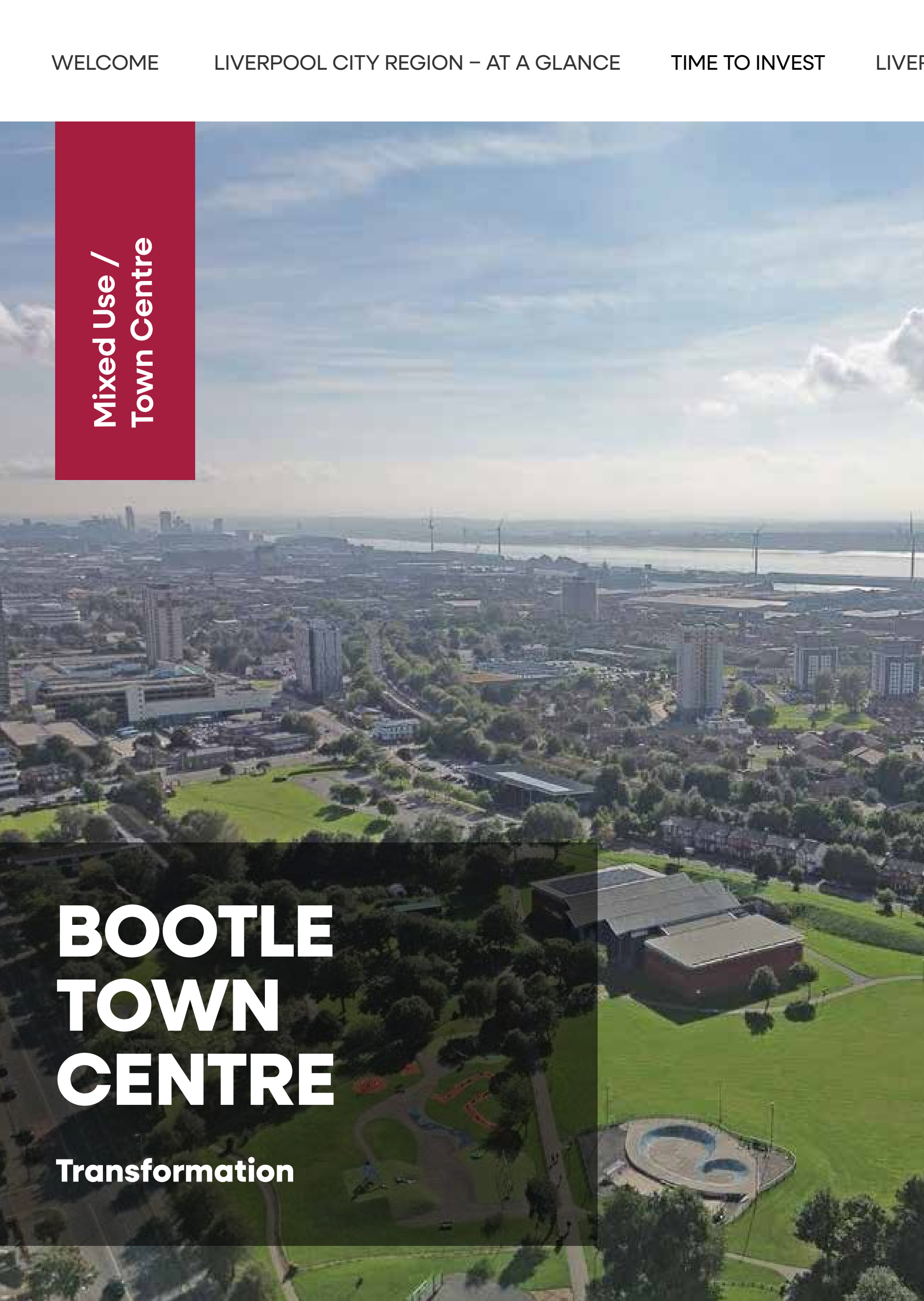
Bootle Strand's renewal aligns with Sefton Council's vision for an inclusive, vibrant town centre and is backed by key partners: Homes England, Liverpool City Region Combined Authority (LCRCA) and Hugh Baird College.

KEY FACTS

- **Strategic Location:**
400,000 sq ft shopping centre served by Bootle New Strand station, directly connecting to Liverpool City Centre and the wider rail network.
- **Proposed Uses:**
Leisure, F&B, health, education and digital.
- **Public Realm Improvements:**
Creation of a canalside cultural quarter anchored by Salt and Tar.
- **Public Funding:**
£37.1m public funding committed, including MHCLG, Sefton Council and LCRCA.
- **Proximity to Major Developments:**
10 minutes by rail from Liverpool City Centre and close to Everton FC's new Hill Dickinson Stadium.

INVESTMENT PROPOSITION

Sefton Council is keen to attract further investment in to the town centre for subsequent phases and a range of uses. These will compliment emerging residential and infrastructure investment planned over the next 5 years and also Sefton's ambitions to leverage the visitor economy to support place-making and drive regeneration across Sefton's towns and communities.



Mixed Use /
Town Centre

BOOTLE TOWN CENTRE

Transformation

GROSS DEVELOPMENT
VALUE (GDV):

£500m+

estimated

DEVELOPMENT TIMELINE:

Planning Approval:
Hawthorne Road
and former St Johns
masterplans approved
2025. Bootle Area Action
Plan adopted 2026.

Renewal Programme:
Phase 1 of Strand
Transformation funded
(p37); with a further £38m
to be invested into the
town centre in 2027-2032 to
create Active Travel links,
School Neighbourhood
infrastructure and public
realm enhancements.

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.**

Phase 1 of this transformation is
underway with the renewal of Bootle
Strand, 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 Salt and Tar
cultural venue, which has revitalised the
area and drawn over 12,000 visitors from
across the North West.

Sefton Council is actively working with
partners, including LCRCA, Homes

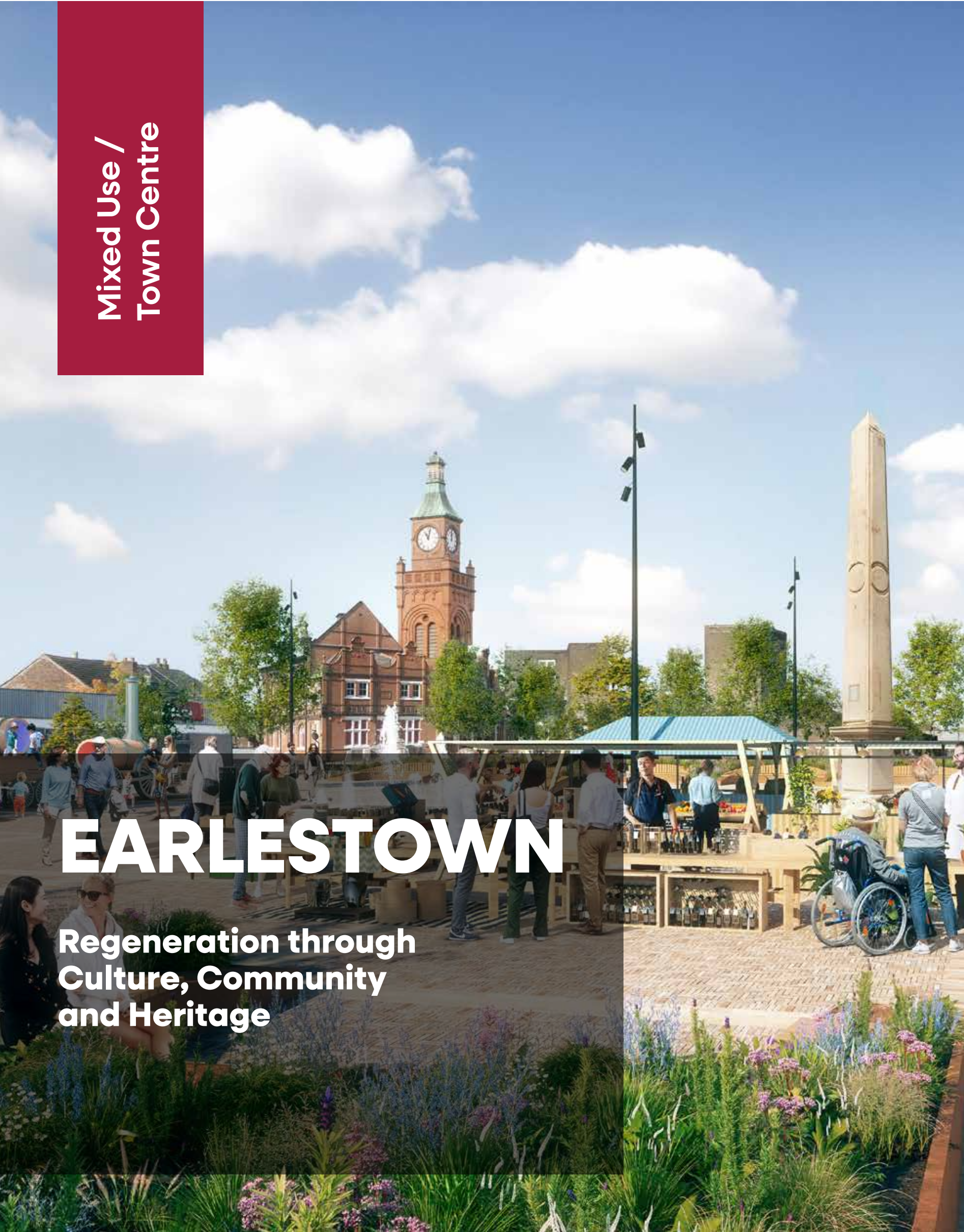
England, and private sector stakeholders,
to unlock the town's potential for
residential and commercial growth.

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 has hosted major events,
with a significant line-up for 2026
including The Waterboys, Nile Rogers
& Chic and The Saw Doctors. Sports
related match-day and other stadia
events are also driving up footfall
due to Bootle's great connectivity
into Liverpool.
- **Educational Excellence:**
Home to Hugh Baird College - Ofsted
outstanding 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

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:
Town Hall completion:
Summer 2026
Market Square:
Autumn 2026
Wider public realm:
Spring 2027

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.

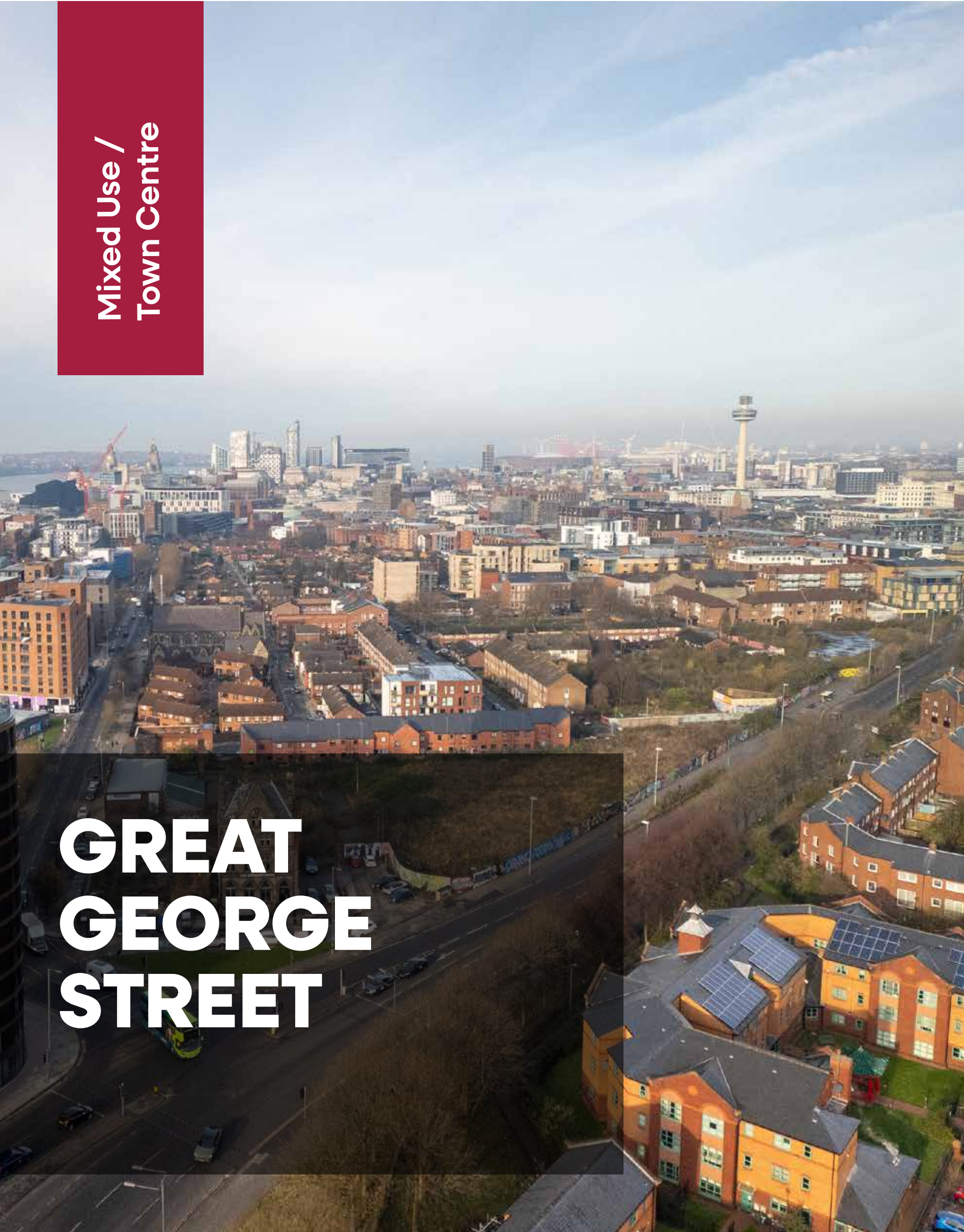
Aligned with the Earlestown Masterplan,
this initiative supports long-term
regeneration, sustainability, and
investment opportunities in residential
and commercial development.

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
committed end-users and inward
investment to bring forward our
identified town centre development
opportunities, turning sites into active,
high-quality places for work, living
and community use.



Mixed Use /
Town Centre

GREAT
GEORGE
STREET

GROSS DEVELOPMENT
VALUE (GDV):

£160m -
£176m

(figure to be confirmed)

DEVELOPMENT TIMELINE:

CBRE will conclude commercial advisory work in Q1 2026. It’s intended to secure a development parter by Q1 2027 with construction likely to commence by Q2 2028.

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, emerging vision for this 4.55 acre site is for a sustainable residential-led mixed-use development.

The scheme will be residentially led and feature a mix of BTR and affordable housing, new publically accessible community spaces, active ground-floor uses with supproting commerical uses. 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.

Mixed Use /
Town Centre

HUYTON TOWN CENTRE

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 2026. 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 leisure 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.

Mixed Use /
Town Centre

KINGS

GROSS DEVELOPMENT VALUE (GDV):

£1bn+

DEVELOPMENT TIMELINE:

Planning Approval:
Pathfinder tower planning
permission granted.

Process:
Masterplan submission
Q3 2026.

Sector: Mixed use – Living
& Residential, Office, Leisure
& Culture

Promoter/Landowner(s):
Davos Property Developments
Ltd & Beetham Davos Ltd /
KEIE Ltd (T.J. Morris Group)

Planning Authority:
Liverpool City Council

**Kings is a transformative
8-acre regeneration
scheme on Liverpool's
waterfront, delivering a
cluster of up to 10 mixed-use
towers rising to 70 storeys.**

The development will create a new
destination neighbourhood linking
the Commercial District to Liverpool
Waters, anchored by high-quality
public realm, a cultural venue,
and a five-star hotel.

KEY FACTS

- Pathfinder tower: 28 storeys,
planning permission granted.
£68m GDV.
- Masterplan submission Q3 2026
- Adjacent to Pier Head and
cruise terminal.
- Includes tech incubator / start-up
space and 160,000 sq ft
Grade A offices
- Designed to support Liverpool's
waterfront vision.

INVESTMENT PROPOSITION

Seeking co-investors, funding partners,
end-users, and operators across
residential, hotel, office, and leisure
assets. The first tower is fully funded
by shareholders.

Mixed Use /
Town Centre

KIRKBY 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 CENTRAL STATION GATEWAY

GROSS DEVELOPMENT VALUE (GDV):

£5bn

DEVELOPMENT TIMELINE:

Process:

Funding and delivery strategy to be defined in 2026. Construction could begin as soon as 2028 and station could be open by 2035.

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 Liverpool 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 LCRC's 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):

£5bn

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 52,888-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
(52,888 seats).
 - A record-breaking 120 cruise ships
expected in 2026.
 - 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.

Process:
Delivery underway, with first
phase set to be completed
in 2028.

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 remediation will be completed by April 2028 to create 9 fully 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.

Mixed Use /
Town Centre

LIVERPOOL WATERS

No 5 Princes Dock

GROSS DEVELOPMENT
VALUE (GDV):

£60m

DEVELOPMENT TIMELINE:

Planning Approval:
Updated Planning
Submission: Autumn 2026.

Investment Required:
March 2027.

Construction Start:
Spring 2028.

Completion:
Spring 2030.

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 GARDENS

GROSS DEVELOPMENT VALUE (GDV):

£200m+

DEVELOPMENT TIMELINE:

Site status: Shovel-ready
with all site constraints
resolved.

Updated planning
permission Spring 2026.

Investment required:
Summer 2026.

Construction Start:
Summer 2026.

Completion: Autumn 2028.

Sector:

Professional & Business
Services, Office, City Centre

Promoter/Landowner(s):

Liverpool City Council (LCC)/
Liverpool City Region
Combined Authority/Kier
Property Developments Ltd

Planning Authority:

Liverpool City Council

**Adjacent to Moorfields
Station with unrivalled
connectivity, Pall Mall
delivers 400,000 sq ft of
Grade A office space across
four buildings, complemented
by retail and leisure and
6,000 sq m of landscaped
public green space, it sets a
new standard for sustainable
office developments in
the city.**

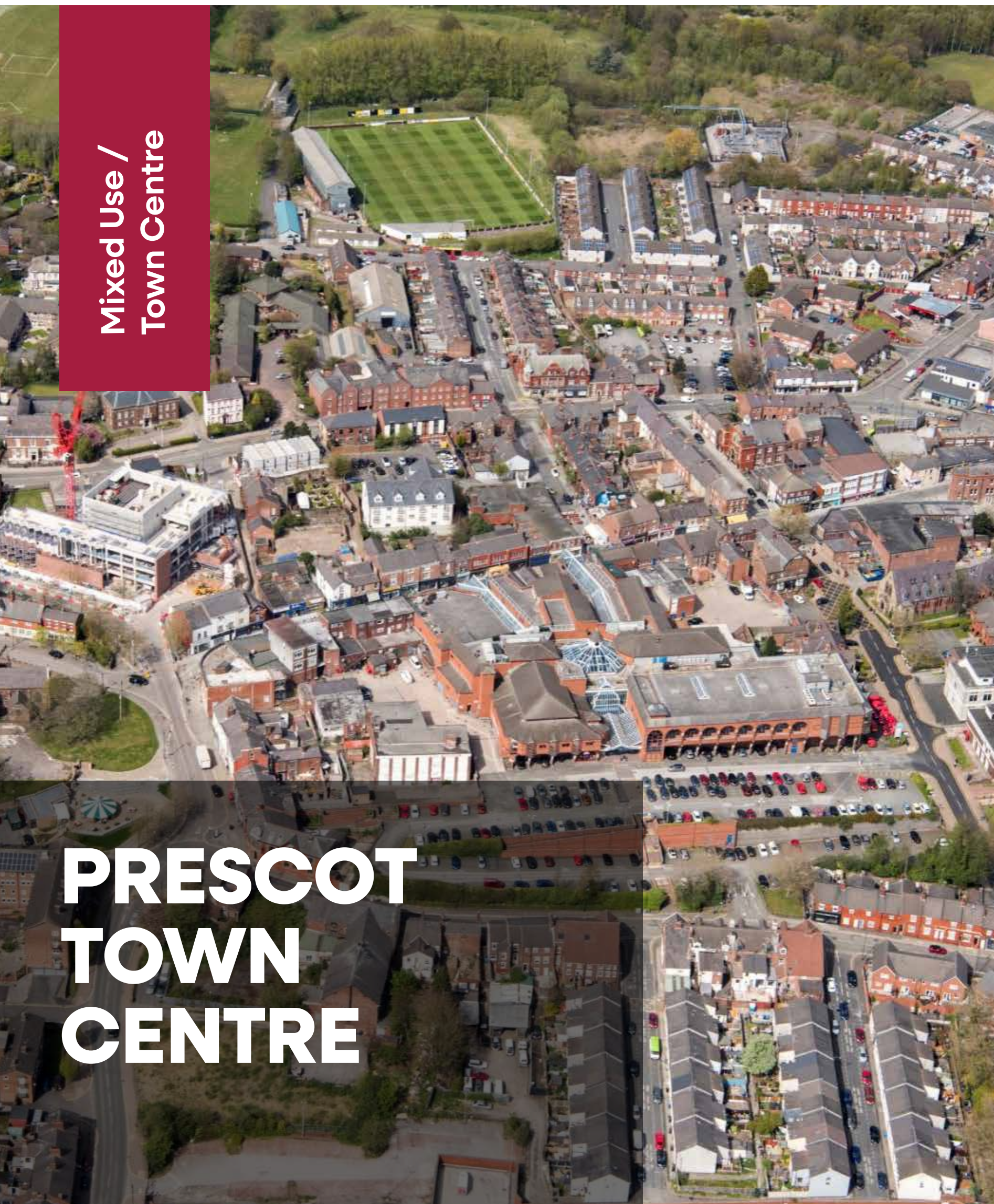
Net Zero Carbon-ready and ESG-aligned, Pall Mall is primed to drive growth, attract investment, and create jobs. More than office space, Pall Mall delivers confidence, market leadership, and long-term value for investors and occupiers alike.

KEY FACTS

- **Size and Development Scale:**
400,000 sq ft of Grade A high-spec office space across three buildings and one hotel.
- **Public Green Space:**
6,000 sq m of premium landscaped public green space.
- **Sustainability:**
Net Zero Carbon credentials through NABERS, BREEAM (Excellent), EPC Rating A and WELL accreditation.
- **Prime Location:**
Pall Mall sits in Liverpool's CBD, adjacent to St Paul's Square, the preferred base for leading professional services firms and within the proposed Mayoral Development Corporation (MDC).
- **Building Amenities:**
including roof-top terrace, modern workspaces, event spaces, basement car-parking, ground-floor retail and café.

INVESTMENT PROPOSITION

Liverpool City Council (LCC) and Kier Property are progressing detailed design and contractor procurement of the first three buildings with construction capable of starting mid/late 2026. LCC will provide direct support through an innovative rental guarantee that will guarantee a fully let office building at PC and is seeking an end investor to forward fund or purchase the investment. The team also keen to secure occupiers for this nationally significant development that will transform Liverpool's CBD.



Mixed Use /
Town Centre

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.

Mixed Use /
Town Centre



WIDNES TOWN CENTRE

GROSS DEVELOPMENT
VALUE (GDV):

£70m+

DEVELOPMENT TIMELINE:

Kingsway Quarter:

- Disposal 2026
- Planning Permission Q4 2026/27

Albert Square &
Northern Gateway:

- Delivery route & design development Spring 2026

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 sq m 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.

Mixed Use /
Town Centre

WIRRAL WATERS

GROSS DEVELOPMENT VALUE (GDV):

£3bn+

DEVELOPMENT TIMELINE:

Planning Approval:

The site benefits from outline planning permission for > 2m sq m 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 one of 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. 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 2026/27, 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:** One of the largest UK Regeneration Projects.
- **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.

ASTMOOR
MASTERPLANGROSS DEVELOPMENT
VALUE (GDV):

£30m

DEVELOPMENT TIMELINE:

Planning Approval:

Outline planning consent anticipated in Q3 2026. 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 2026.

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 10-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**
10 acres across three 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 Q3 2026.
- **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

millfield park

M6

Abred

BOOKER
WHOLESALE

HAYDOCK INDUSTRIAL ESTATE

GROSS DEVELOPMENT VALUE (GDV):

£50m

Link 23

£150m

Millfield Lane

DEVELOPMENT TIMELINE:

Planning Approval:
Both Haydock 23 and
Millfield Park have secured
full planning consent.

Construction Start:
Haydock 23 units scheduled
to be available Q3 2026.

No construction
commencement confirmed
for Millfield Park

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.

Haydock 23 offers the opportunity for
occupiers to have brand-new, high-
quality building for business, industry or
distribution. The 20-acre development
has detailed planning consent for 287,414
sq ft across four units, ranging from
20,380 to 155,990 sq ft.

The adjoining Millfield Park is a 50-acre
consented development site for 8 new
flexible employment units ranging from
1,773 sq m to 46,126 sq m.

KEY FACTS

- **Haydock 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 for 8 new flexible
employment units ranging from 1,773
sqm to 46,126 sq m.
- **Connectivity:**
Approx. 1.5km to the M6 Motorway,
offering access to Manchester and
Liverpool within 25 minutes.

INVESTMENT PROPOSITION

The offer is a high-spec, green-certified
opportunity for lease, acquisition,
or investment, including tailored
build-to-suit options.

Industry and Logistics

INTERMODAL LOGISTICS PARK NORTH

GROSS DEVELOPMENT VALUE (GDV):

£300m+

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.

ILP North is an integral part of Liverpool City Region's Freeport and Tritax's proposals will realise the local, regional

and national ambition for the site; representing a multi-million-pound investment that will create thousands of job opportunities for local people, driving growth and investment in skills for the region.

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.



Industry and Logistics

MEA PARK WEST

GROSS DEVELOPMENT VALUE (GDV):

£30m

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 West is part of a newly created LCR Freeport Tax Site within Peel Waters' Wirral Waters, one of the UK's largest regeneration project by consented floor area.

MEA Park West is a significant waterside campus for logistics & distribution, R&D, modular construction, and port-related services, totaling circa 220,000 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 West benefits from significant Freeport Status support, including Business Rates relief, Enhanced Capital Allowances, and Building Allowances.

KEY FACTS

- **Planning Status:**
3 x detailed planning permissions expected Spring 2026.
- **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 220,000 sq ft of bespoke floorspace available.
- Units from 3,000 sq ft to 220,000 sq ft.
- MEA Park's Freeport Status includes Enhanced Capital Allowances.
- Design-and-build options for tailored occupier needs.
- Sites part-remediated 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
North West.**

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).

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).
- **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

J23 M6


 Newton-le-Willows
Train Station


 PARKSIDE
PHASE 1


 PARKSIDE
PHASE 2
UP TO
1.6 MILLION SQ FT

PARKSIDE WEST

GROSS DEVELOPMENT
VALUE (GDV):

£200m+

DEVELOPMENT TIMELINE:

Planning Approval:
Phase 1 – full planning approval granted.
Phase 2 – hybrid application submitted, determination targeted early 2026.

Process:

- FID for Phase 1 in Q1 2025.
- Phase 1 Construction to commence December 2025.
- Phase 2 planning targeted early 2026.
- Phase 2 FID by Autumn 2025.
- Phase 2 Construction to start 2027.

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.

Industry
and Logistics

STONEBRIDGE CROSS

GROSS DEVELOPMENT VALUE (GDV):

To be confirmed.

DEVELOPMENT TIMELINE:

Planning Approval:
Strategic employment site located within the Liverpool City Region Combined Authority. 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 with residential use being considered for the balance of the site.

Industry
and LogisticsSYMMETRY
PARK

at Halsnead South

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.

Living and
Residential

BOLD FOREST GARDEN VILLAGE

GROSS DEVELOPMENT VALUE (GDV):

Circa for the entire BFGV development

£725m+

DEVELOPMENT TIMELINE:

Planning Approval:

Pre-planning: Finalising a site-wide Masterplan Development Framework in line with Policy LPA11 of the St Helens Local Plan.

Outline applications: Two land parcels have submitted outline applications by the landowners.

Development Timeline:

Masterplan completion: January 2026. Construction: expected to start in two years and last up to 15.

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 site is comprised of 15 parcels of land and 12 landowners of which St Helens Council has the largest ownership, with 39.38 Ha of land representing c.30% of the total site.

The Council is currently open to conversations around its own land asset and the delivery of community facilities and site infrastructure.

Living and
Residential

BOROUGH YARD/HIND STREET BIRKENHEAD

GROSS DEVELOPMENT VALUE (GDV):

£180m

Phase one circa

£400m+

Overall development

DEVELOPMENT TIMELINE:

Planning Approval:
Secured January 2025.

Site Remediation:
Spring 2026 – Summer 2028.

Construction Start:
Autumn 2028.

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 Yard 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 Spring 2028, will feature 635 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 2026, with construction of homes starting in 2028.

KEY FACTS

- **Homes:**
1,600 sustainable urban homes (635 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.

Delivery Timescale:
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

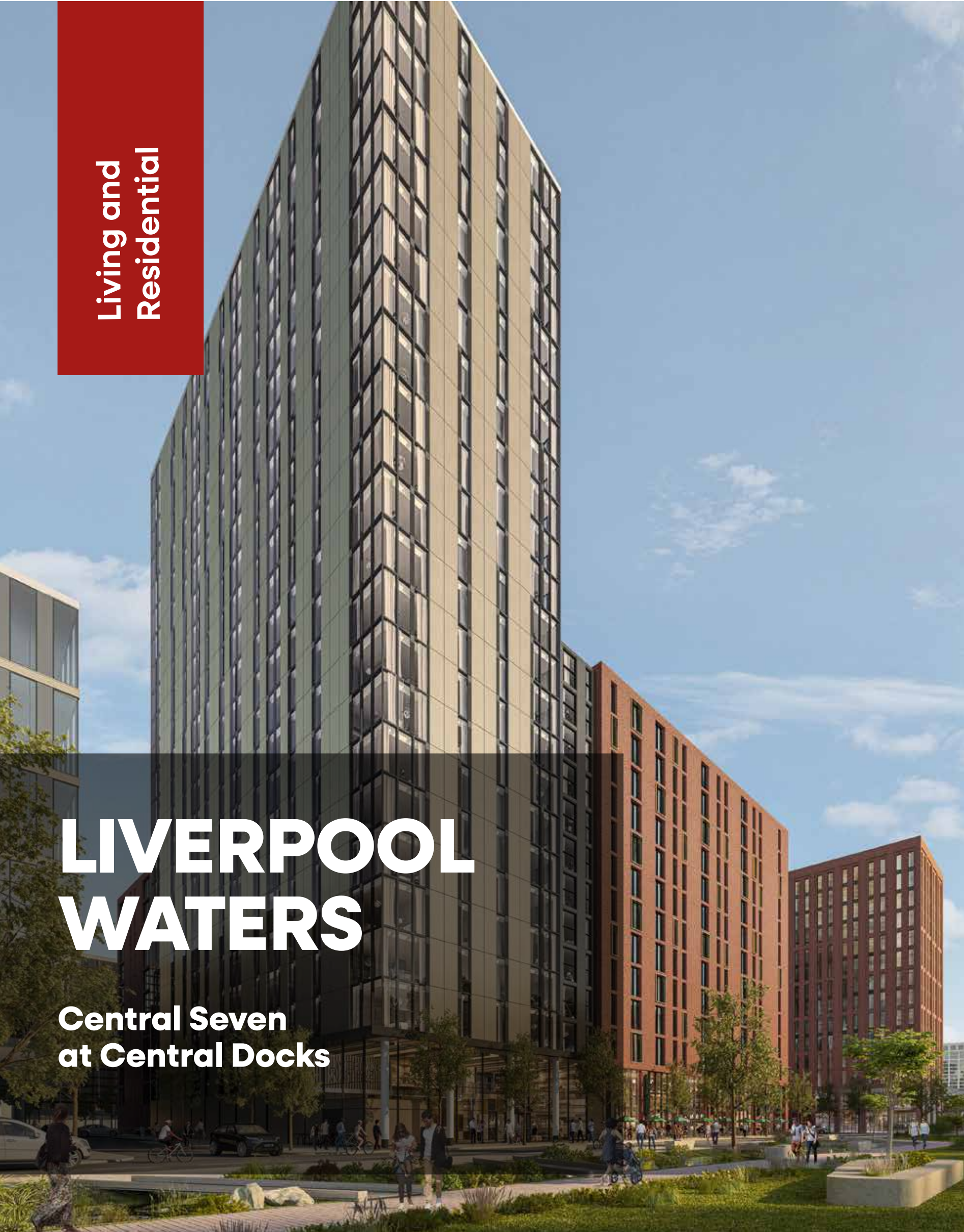
Rail Station and the proposed Carr Mill
Rail Station, it is at the heart of the town's
ambitious regeneration strategy. With
£10m of grant funding secured for viability
and delivery, this project offers excellent
potential for investors.

KEY FACTS

- **Total Site Area:**
104 Acres/42 Hectares.
- **Sector:**
1,100 residential units and 3,925 sq m
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

LIVERPOOL WATERS

Central Seven at Central Docks

GROSS DEVELOPMENT VALUE (GDV):

£120m

DEVELOPMENT TIMELINE:

Planning Submission: Reserve Matters Spring 2026.

Construction Start: Autumn 2027.

Completion: Autumn 2029.

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

PRICE
STREET

**GROSS DEVELOPMENT
VALUE (GDV) CIRCA:**

£33m+

DEVELOPMENT TIMELINE:

Pre-Development:
Due Diligence:
January - May 2026.

Process:
Construction start
anticipated in 2028.

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 c. £33m+, this project ensures strong investor returns while addressing housing shortages in the region. With pre-development due diligence from January 2026, 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 120 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**

Wirral Council have been working with funders enhance density and provide an improved mix of dwellings to unlock this development.

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.

Living and
Residential

ST HELENS TOWN CENTRE

**GROSS DEVELOPMENT
VALUE (GDV):**

£200m+

DEVELOPMENT TIMELINE:

Planning Approval:
Outline planning
permission granted 2023.
Phase 1 Reserved Matters
Planning approved
September 2025.

Process:
Phase 1 Construction
start Q1 2026, completion
Q2 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.

KEY FACTS

- **Total Site Area:**
Approx. 33 hectares.
- **Grade A Office Space:**
49,700 sq ft NET of Grade A office space next to new Transport Interchange. 13,539 sq ft NET typica floorplate.
- **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 keen to hear from investors/forward funders interested in acquiring completed office and residential units in St Helens town centre. These form a compelling early investment opportunity in a market with significant unmet demand and scope for short and medium rental growth that capitalises on major investment in the area.

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.

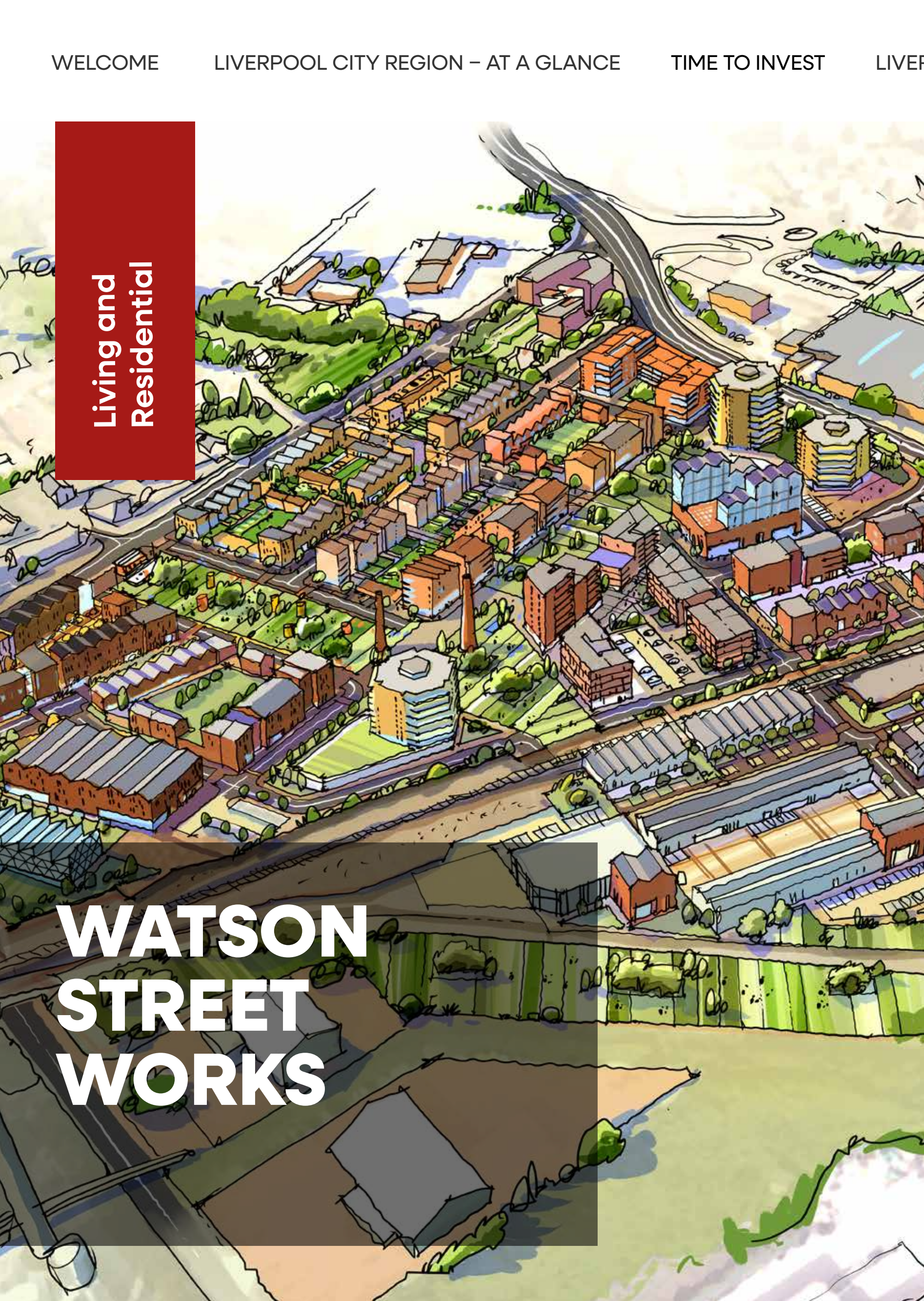
With detailed planning submission scheduled for June 2025 and forward funding discussions underway, this project represents a timely and transformative investment opportunity in Birkenhead's growth story.

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).



Living and
Residential

WATSON STREET WORKS

**GROSS DEVELOPMENT
VALUE (GDV):**

£300m+

DEVELOPMENT TIMELINE:

Planning Approval:
Masterplan approved March 2025; Hybrid application after remediation (Sept 2027).

Process:
Demolition & Remediation: April–Sept 2027
Planning: April–Sept 2027
Infrastructure: Summer 2027–late 2028
Housing/Commercial: mid-2028 onwards
Completion: 2038

Sector:

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

Promoter/Landowner(s):

Together Money and Barnfield (Joint Venture)

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 infrastructure funding (public), investment opportunities in future residential or commercial properties.

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 2026/27.

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 £24m 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 2026-2027.

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:** £24m 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 Region in the right place, at the right time.

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

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INVEST LIVERPOOL CITY REGION

