

# CENTRAL DOCKS



LIVERPOOL  
WATERS

## Affordable Housing.



FUNDED BY:



Homes  
England

SUPPORTED BY:



PART OF:



CONTRACTORS:

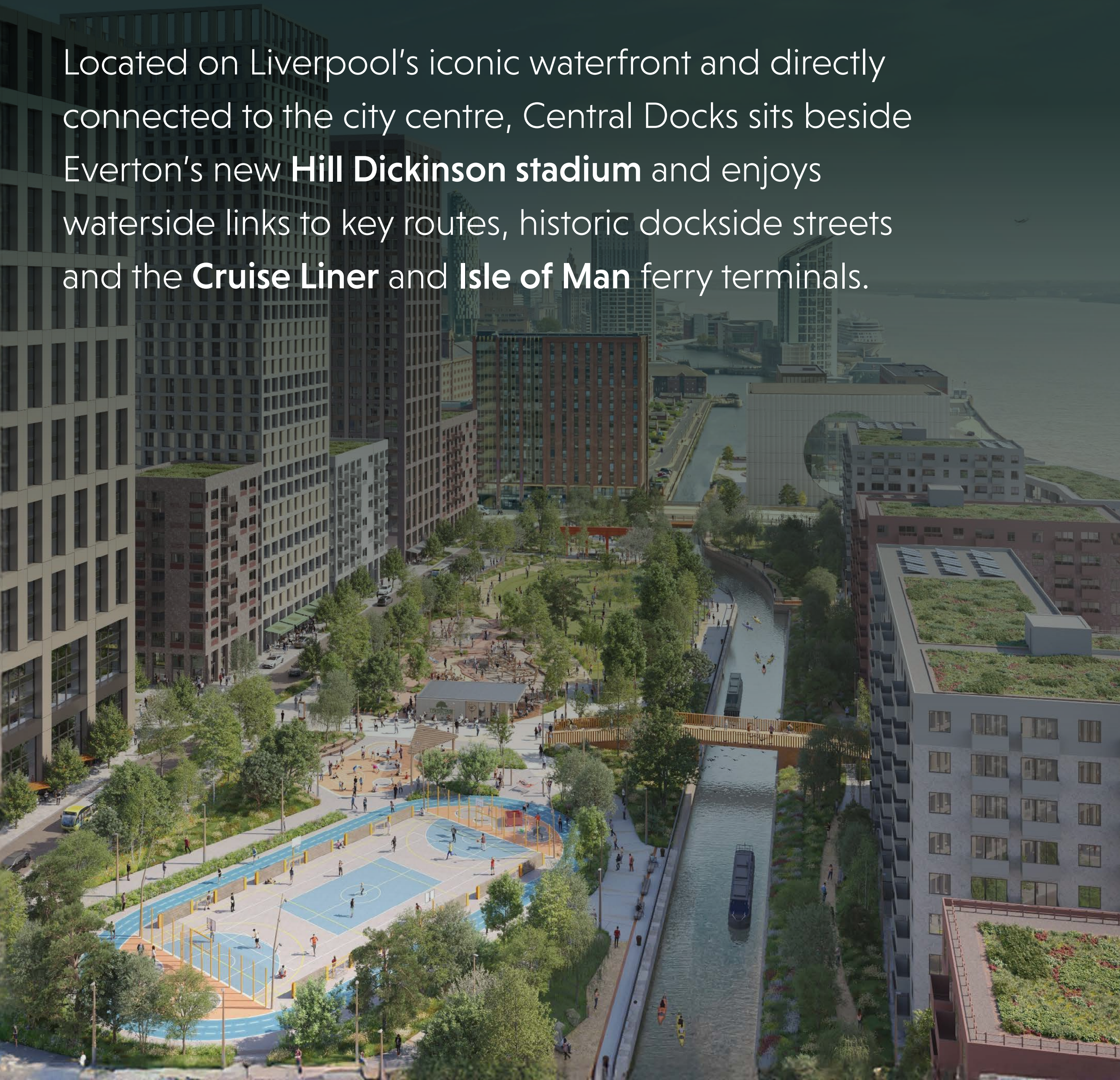


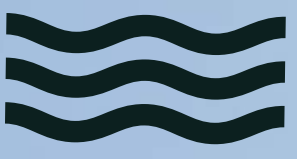


Central Docks at Liverpool Waters is part of one of Europe's largest regeneration projects, offering nine serviced, planning-ready plots for landmark mixed tenure residential development.

As one of five neighbourhoods within Liverpool Waters, it will combine mixed-tenure housing, everyday amenities, and Central Park – a **5-acre green space** that activates the waterfront with play, sport and nature, energising community life and shaping a dynamic, vibrant and sustainable community.

Located on Liverpool's iconic waterfront and directly connected to the city centre, Central Docks sits beside Everton's new **Hill Dickinson stadium** and enjoys waterside links to key routes, historic dockside streets and the **Cruise Liner** and **Isle of Man** ferry terminals.





# CENTRAL DOCKS



LIVERPOOL  
WATERS

2350+

MIXED TENURE  
HOMES

22 acre

CENTRAL DOCKS  
NEIGHBOURHOOD

£26m

PEEL WATERS  
INVESTMENT

£56m

HOMES ENGLAND  
INVESTMENT

5 acre

PARK

10%

OF THE AREA  
DEDICATED TO  
GREEN SPACE





# Central Docks. Opportunity Types.

Of the **2350** homes to be delivered in Central Docks over the next 10 years, three plots are allocated to deliver the **20%** affordable homes commitment.

These **470** homes will be delivered within the development, are tenure blind and be made up of a number of different types including town houses and duplex apartments.

---

Affordable rent

---

Social rent

---

Shared ownership

---

Rent-to-buy

---

Intermediate and  
key-worker products

---





# Central Docks. The Opportunity.



## Investment Proposition

Work with Peel to deliver one or all of the 3 development plots.

---

## Delivery Model

Will consider:

- RP-led development
- Developer delivery with forward sale
- Joint venture models.

## Development Timeline

- Park and Infrastructure delivered by April 2028
- Investment required from 04/27
- Construction to commence from September 2027 if we have investment
- Construction to complete 04/36.



# Central Docks. Affordable Living Plots.

## Central 8

Affordable homes, commercial and retail.

---

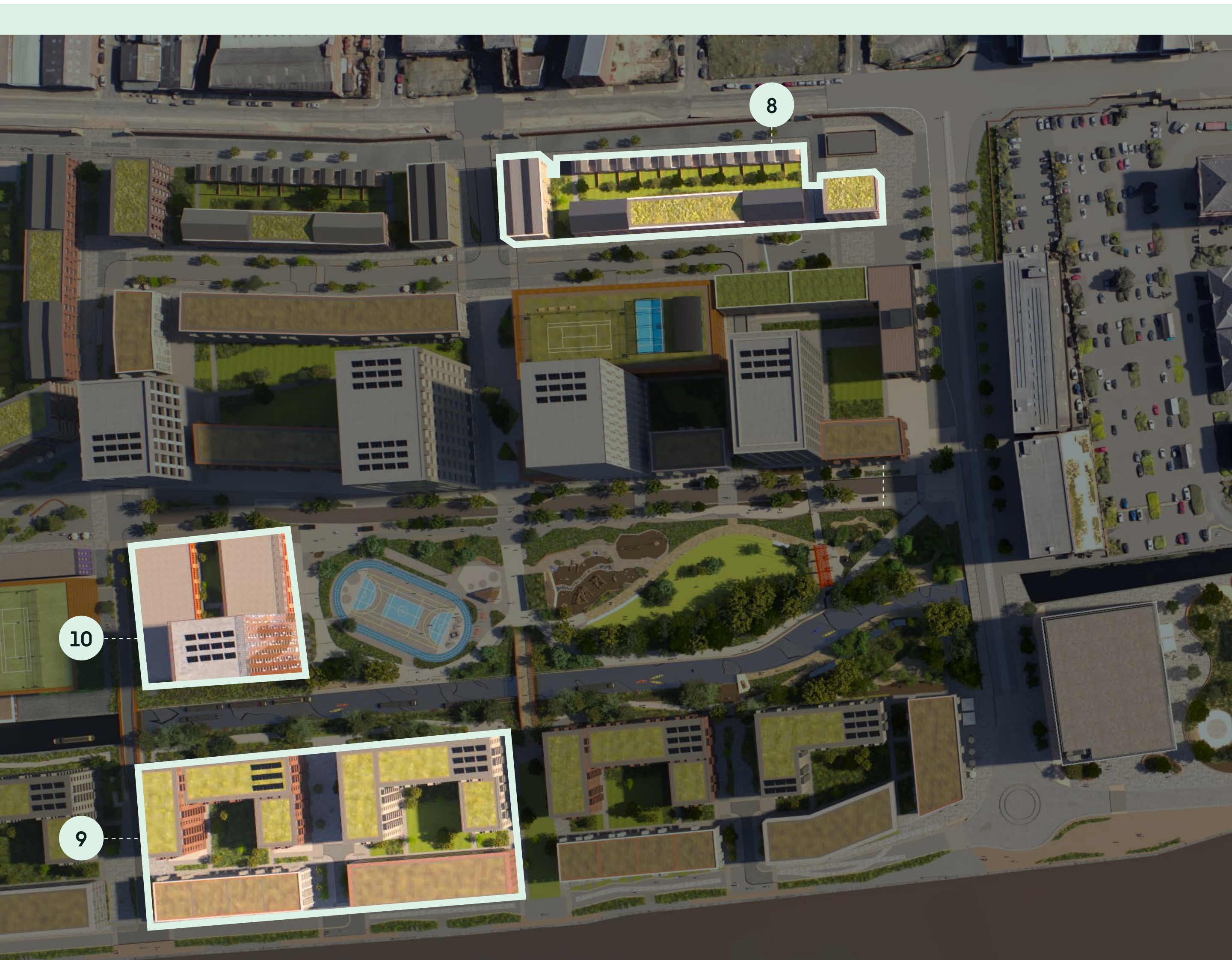
## Central 9

Affordable homes, commercial and retail.

---

## Central 10

Affordable homes, commercial, education & community.





## Central Docks. Key Drivers.



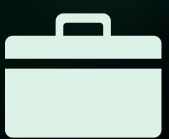
Population growth and inward migration into the city centre.



Provision of flexible living option in the private rental sectors, tackling widening affordability pressures.



A shortage of high-quality, well-located affordable stock.



Growing demand for mixed-tenure urban living close to employment.



In the heart of the proposed Mayoral Development Zone.



Nearly £1bn of live construction across Liverpool Waters and a growing residential population already on the doorstep.



# Central Docks. Surrounding Area.



**Infrastructure:** Fully serviced plots including roads, utilities and drainage.



**District Heat Network:** Connection to Liverpool Waters district heat network.



**Natural Environment:** High quality public realm and a 5-acre park.



**Connectivity:** Active travel routes and enhanced connectivity to the wider city.



**Lifestyle Focused:** Local food, drink, leisure and retail offerings.



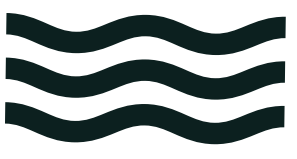
**Wellbeing Benefits:** Built-in lifestyle opportunities.



**Network:** A strong network of local and global businesses.



**Convenience:** Local retailers close by including Sainsburys.



# Liverpool Waters. Neighbourhoods.



Liverpool Waters brings together five distinct waterfront neighbourhoods to create a vibrant, connected new quarter for the city's future.

[Explore Neighbourhoods](#)





# Affordable Living. Value Summary.

---

## 1. Long-term income certainty

Affordable tenures offer defensive, predictable income streams backed by sustainable demand.

## 2. Strong operational fundamentals

High employment density and city-centre convenience underpin resilient occupancy.

## 3. ESG alignment

Central Docks provides measurable social value outcomes: supporting key workers providing affordable routes to central living creating inclusive communities.

## 4. A trusted partner

Partnership with a trusted master developer.



# Partnering with Peel Waters.

Backed by a legacy of transformation, our team brings passion and precision to every plot.

## **Partner with Experience. Build with Vision.**

With over 50 years of waterside regeneration expertise, including landmark destinations like MediaCityUK in Manchester and Liverpool Waters, Peel Waters brings unmatched credibility, vision, and delivery capability to every project.

Discover our wider UK portfolio or follow the journey on:



## Why Partner with Peel Waters?

### Proven Track Record

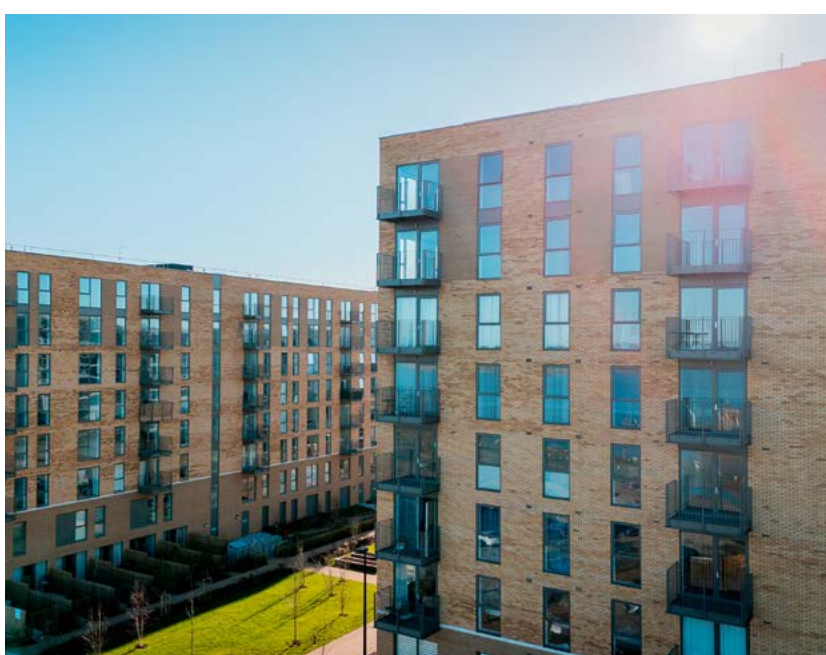
From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral Waters developed on behalf of PIC, Cavalier Court at Chatham Waters developed on behalf of Legal and General Affordable Homes and Plaza 1821 at Liverpool Waters on behalf of The Regenda Group.

### Sustainability at the Core

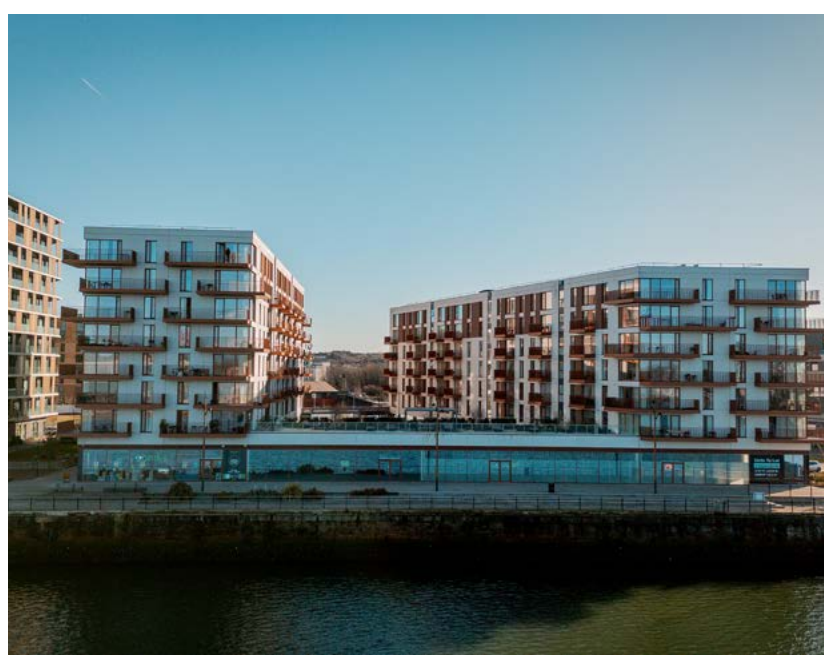
Every project is aligned with ESG principles, integrating climate-conscious design, low-carbon infrastructure, and community wellbeing - ensuring your development meets the expectations of tomorrow's residents.

### Long-Term Value Creation

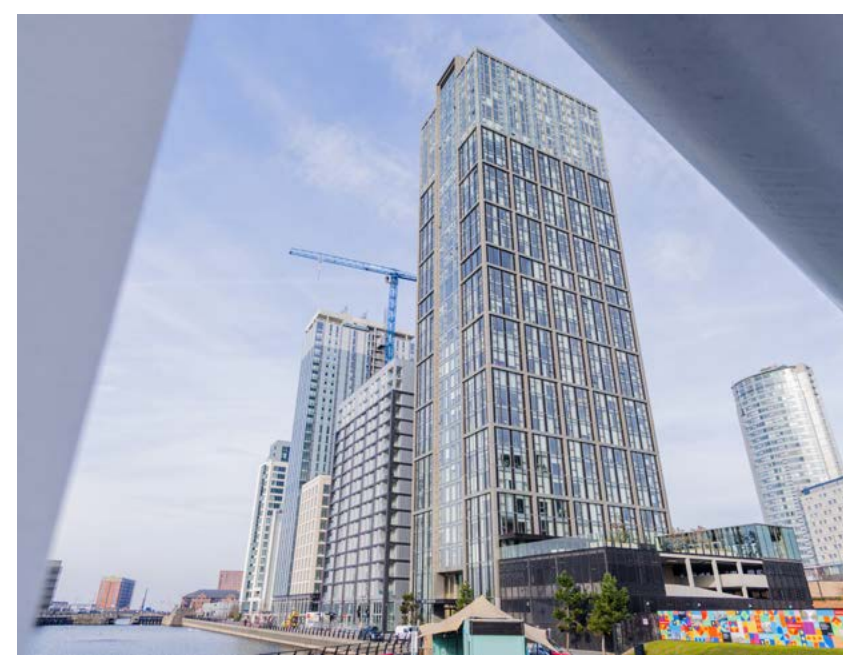
We don't just build places - we grow them. Peel Waters developments are designed for enduring value, with ongoing investment in neighbourhood vibrancy, infrastructure, and connectivity.



Cavalier Court, Chatham Waters



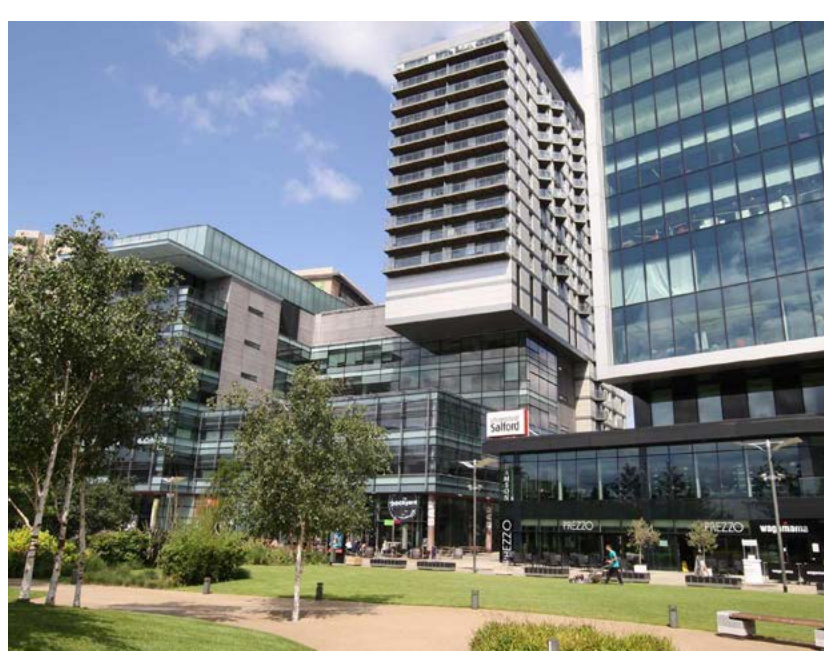
The Kell, Chatham Waters



Plaza 1821, Liverpool Waters



Trafford Waters



No.1, MediaCity



Glasgow Waters

# Contact:

---

**Chris Capes**

Development Director

07918 664897

CCapes@peel.co.uk



Liverpool Waters  
Flythrough

[Visit Website](#)

