

CENTRAL DOCKS



LIVERPOOL
WATERS

Build to Rent.



FUNDED BY:



Homes
England

SUPPORTED BY:



PART OF:



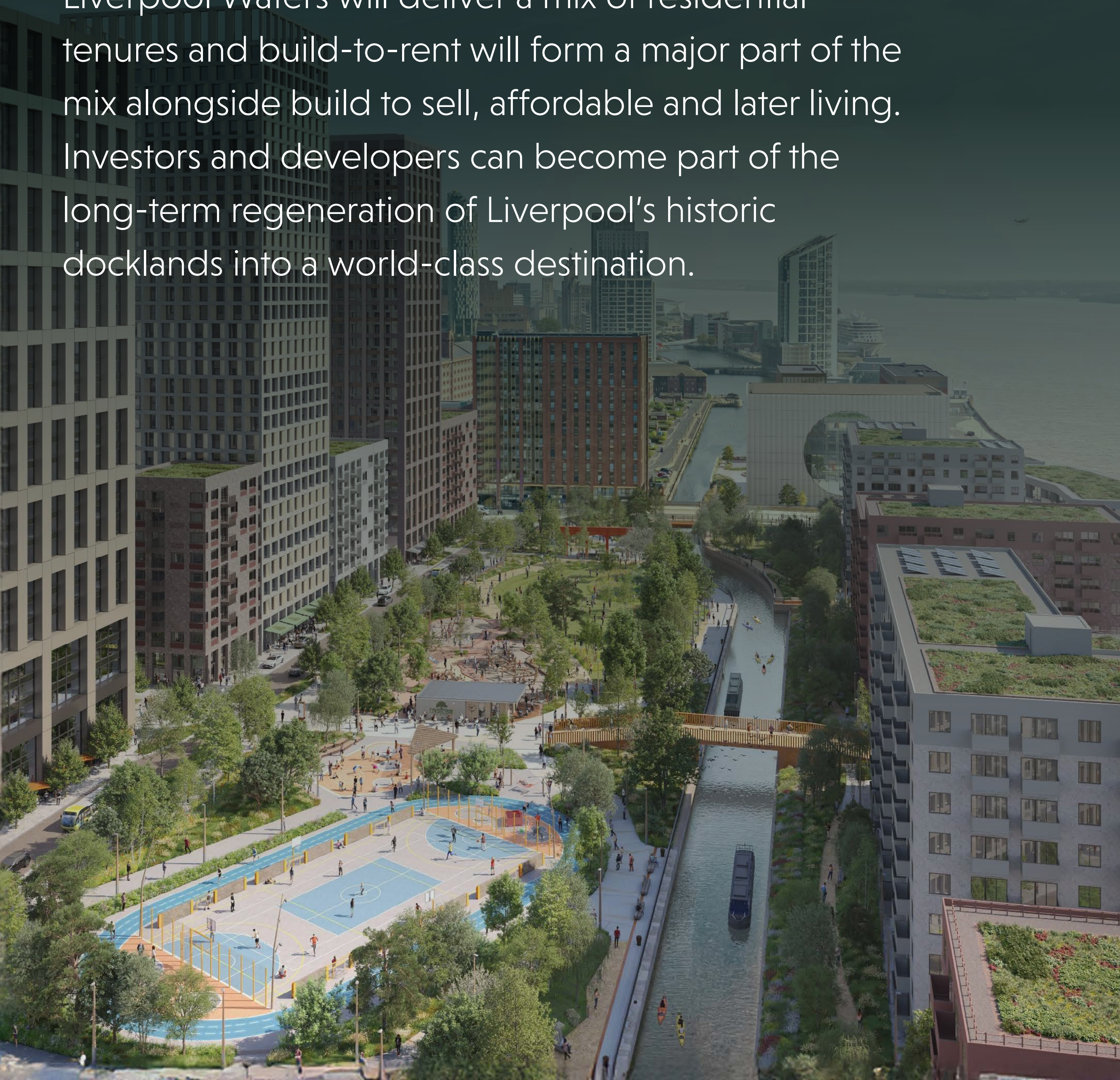
CONTRACTORS:





Set within a dynamic waterfront neighbourhood, Central Docks is the residential and leisure core of Liverpool Waters - a place where people, purpose and potential converge. With over **10%** of the area dedicated to green space, including a **5-acre park**, the neighbourhood offers a compelling blend of urban energy and natural serenity.

Liverpool Waters will deliver a mix of residential tenures and build-to-rent will form a major part of the mix alongside build to sell, affordable and later living. Investors and developers can become part of the long-term regeneration of Liverpool's historic docklands into a world-class destination.



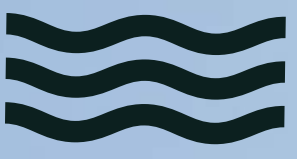


With several successful phases already delivered including **700** new BTR homes in Princes Dock and **600** homes in Central Docks.

Peel Waters and Homes England are investing **£71m** in infrastructure to enable **2,350** new homes, with infrastructure works completing in spring 2028. By engaging with Peel Waters at this stage, developers and investors can secure first-mover advantages and access the most attractive early-cycle residential opportunities

Central Seven represents a rare opportunity to invest in a fully master-planned, **406** home, design-led BTR residential scheme within one of the UK's most ambitious waterfront transformations. Central Seven sits within the North Liverpool Mayoral Development Zone that will be focussed on accelerated delivery of residential and commercial.





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. Plot Types.

Waterside plots suited to premium BTR products, offering uninterrupted views, strong rental premiums and placemaking appeal.

Central Docks neighbourhood plots
Central Seven sits opposite the 5 acre park and is ideal for a premium BTR scheme. Close proximity to retail, leisure, park and new public realm.



Development opportunities available
for BTR on other Liverpool Waters plots



Central Docks. The Opportunity.



Investment Proposition

Peel Waters is seeking a JV partner or capital investment of c£120m to deliver Central Seven - a 406 home BTR development. Peel Waters will develop.

Delivery Model

- Direct development
- Forward funding
- Joint venture partnerships
- Operator-led delivery with Peel Waters as master developer

Development Timeline

- Infrastructure works complete Spring 2028
- Construction able to commence Sept 2027
- Construction to complete Sept 2029



Central Docks. Key Drivers.



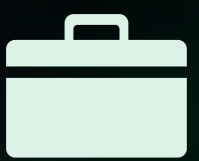
More than **500,000** people live in Liverpool city, rising to **1.61 million** people within the Liverpool City Region.



66% of the city centre population are now living within rented accommodation.



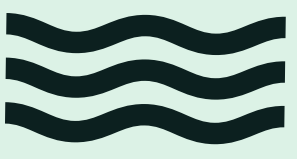
c40% growth in £\sqft rents | over a 5-year period.



20% of private renters earning between £50-£75K.



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



Central Docks. Surrounding Area.

A high-density, mixed-use neighbourhood, it will combine premium waterfront living with immediate access to green space, leisure, employment and the wider city centre.



Natural Environment: A new large city park anchoring the neighbourhood.



Wellbeing Benefits: Waterfront leisure, walking and cycling routes.



Lifestyle Focused: Ground-floor activity including retail, cafés, fitness and community spaces



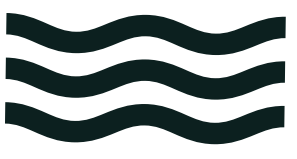
Access: Seamless access to Princes Dock, the new Ferry Terminal and Liverpool Cruise Port.



Network: A strong network of local and global businesses.



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



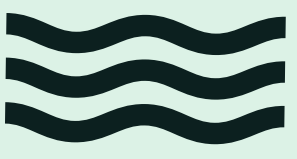
Liverpool Waters. Neighbourhoods.



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

[Explore Neighbourhoods](#)





Liverpool Waters. BTR Success.



The Lexington Apartments

BTR 330 homes

Moda Living portfolio best performing development.



Lighthouse

BTR 278 homes

Competed in February and ahead of letting targets.



Build to Rent. Value Summary.

1. Scale

Scale for multi-phase BTR portfolios.

2. Infrastructure

Certainty through full consent and infrastructure investment.

3. Momentum

Momentum from active development and public-private partnership.

4. Demand

Demand driven by waterfront living, connectivity and a growing city population.

5. 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

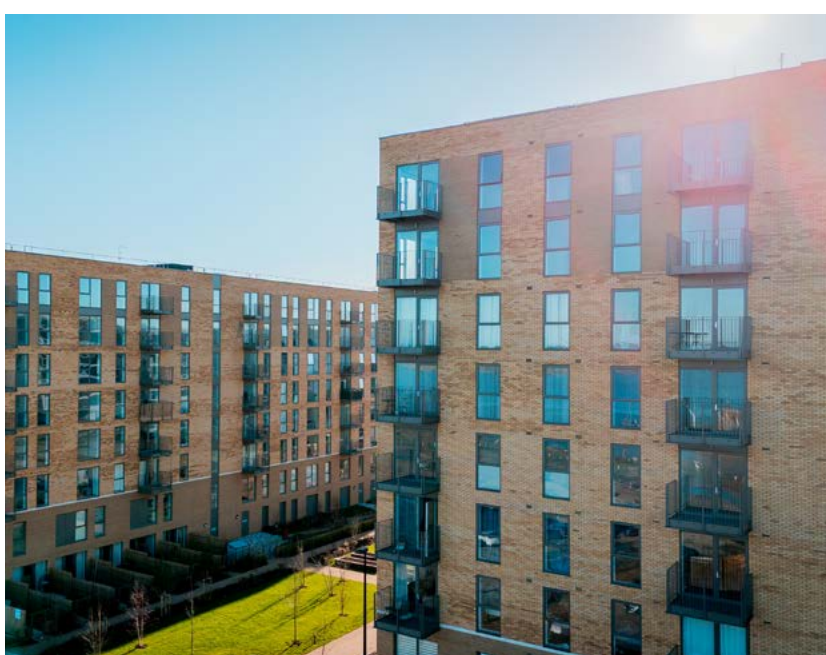
From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral 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

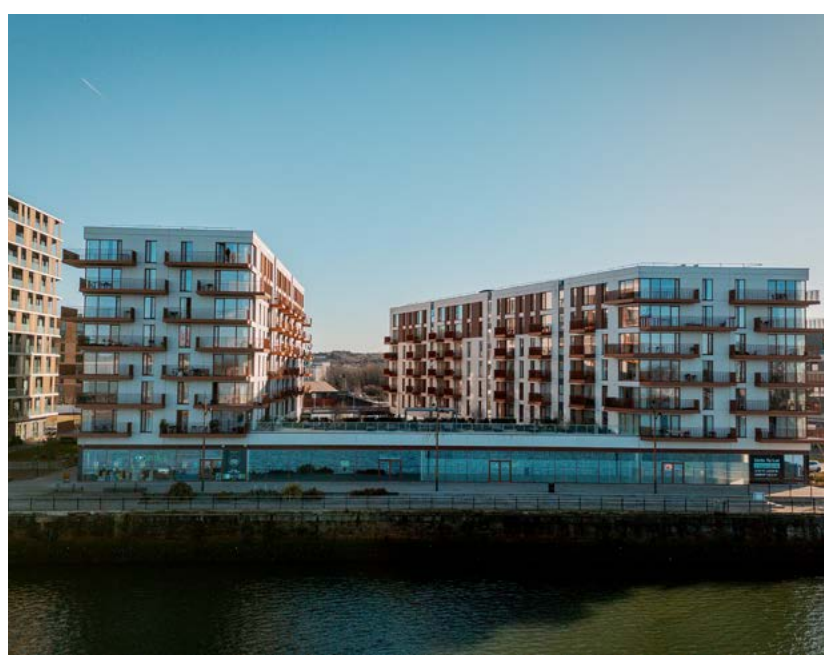
Every project is aligned with ESG principles, integrating climate-conscious design, low-carbon infrastructure, and community wellbeing - ensuring your development meets the expectations of tomorrow's residents.

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

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Liverpool Waters
Flythrough

[Visit Website](#)

