

CENTRAL DOCKS



LIVERPOOL
WATERS

Build to Sell.



FUNDED BY:



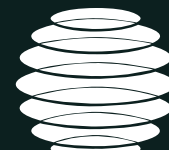
Homes
England

SUPPORTED BY:



Liverpool
City Council

PART OF:



LIVERPOOL
CITY REGION
COMBINED AUTHORITY

CONTRACTORS:

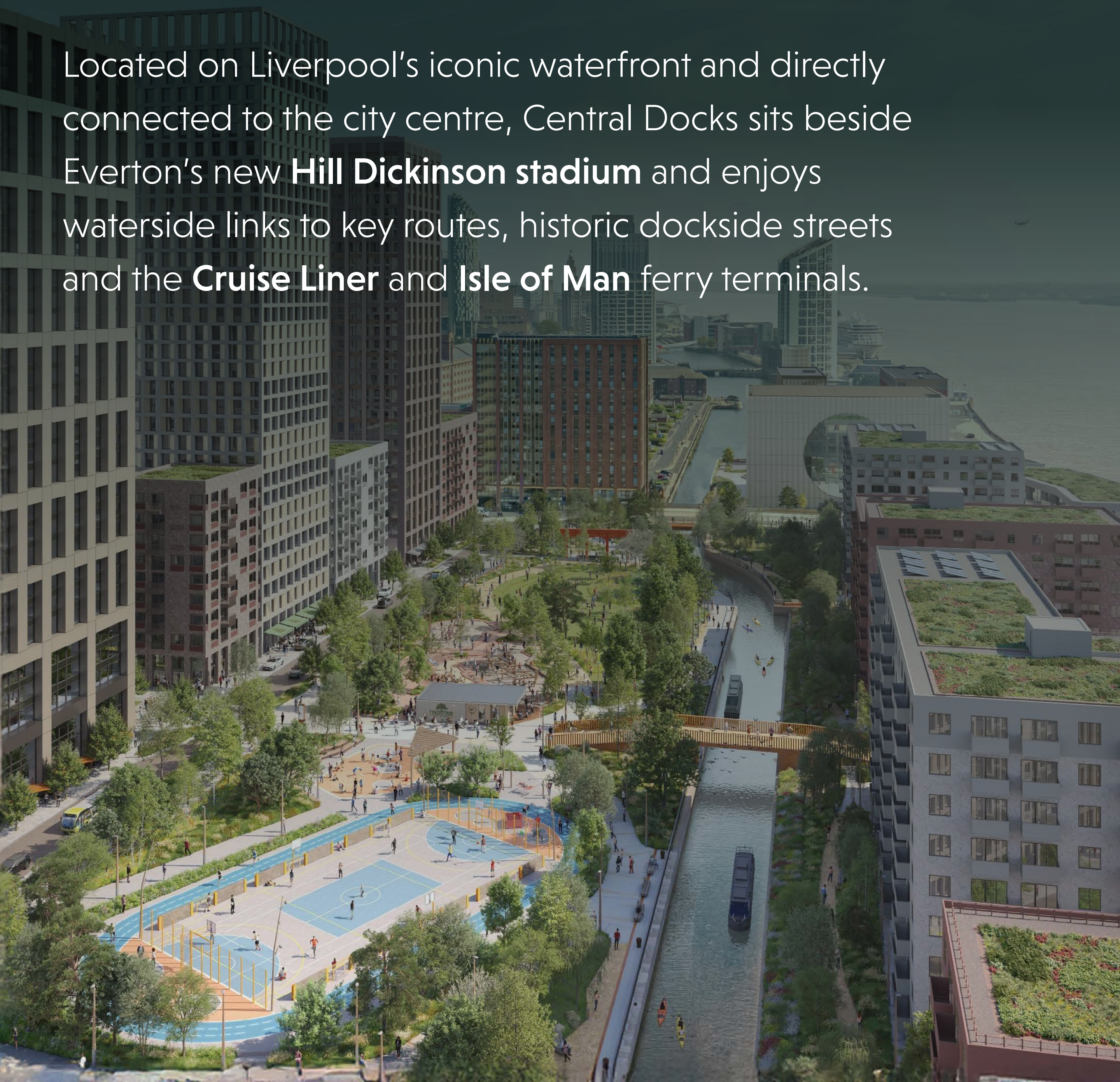
GRAHAM

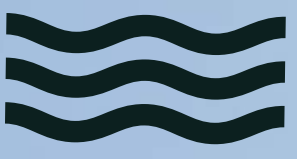


Central Docks at Liverpool Waters is part of one of Europe's largest regeneration projects, offering nine serviced, planning-ready plots for landmark mixed tenure residential development.

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

2350+

MIXED TENURE
HOMES

22 acre

CENTRAL DOCKS
NEIGHBOURHOOD



LIVERPOOL
WATERS

£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, Build to Sell will form a key element of the overall housing mix.

With up to **800** homes across three or four plots we will be targeting families and later living markets. The BTS plots sit directly on the waterfront and give all occupiers unrivalled views of the Mersey and the new 5-acre park.

Premium waterfront apartments

Park-facing homes ideal for owner-occupiers

Mid-market units for first-time buyers

Dual-aspect corner units with strong premium potential

Larger homes suitable for young families





Central Docks. The Opportunity.

Investment Proposition

Engagement with build to sell and later living developers.

Gross Development Value

£250m

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 04/2036



Central Docks. Key Drivers.



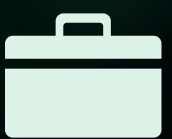
Population growth and inward migration into the city centre.



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.



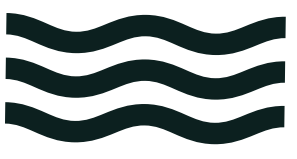
Wellbeing Benefits: Built-in lifestyle opportunities.



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](#)





Build to Sell. Value Summary.

1. High Quality Estate and Asset Management

The estate will be managed and maintained by the developer, ensuring the value is maintained long term.

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

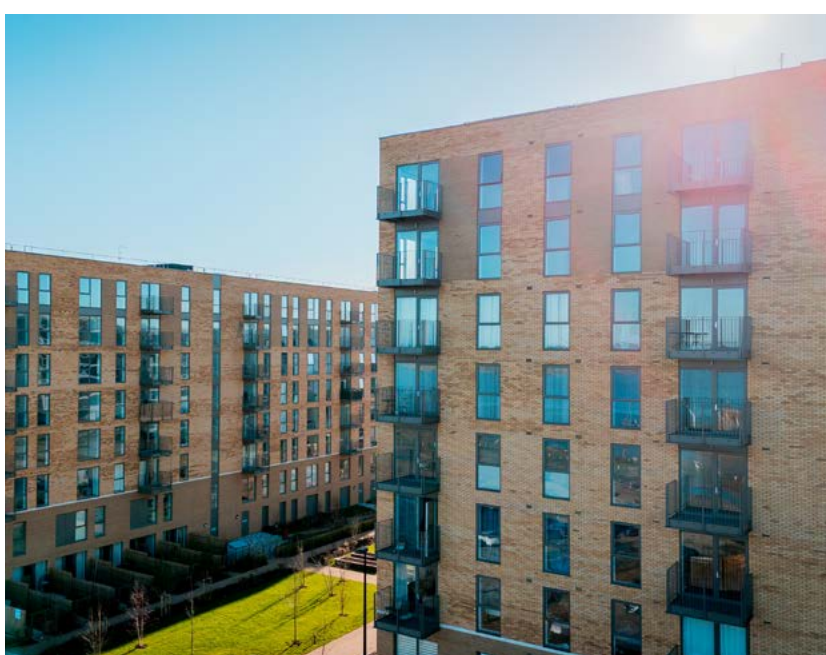
From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral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

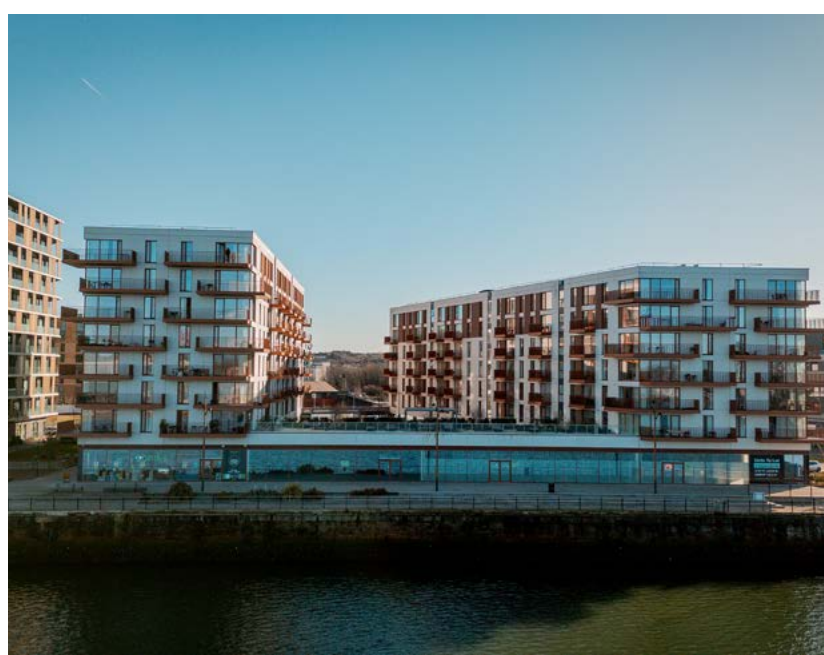
Every project is aligned with ESG principles, integrating climate-conscious design, low-carbon infrastructure, and community wellbeing - ensuring your development meets the expectations of tomorrow's residents.

Long-Term Value Creation

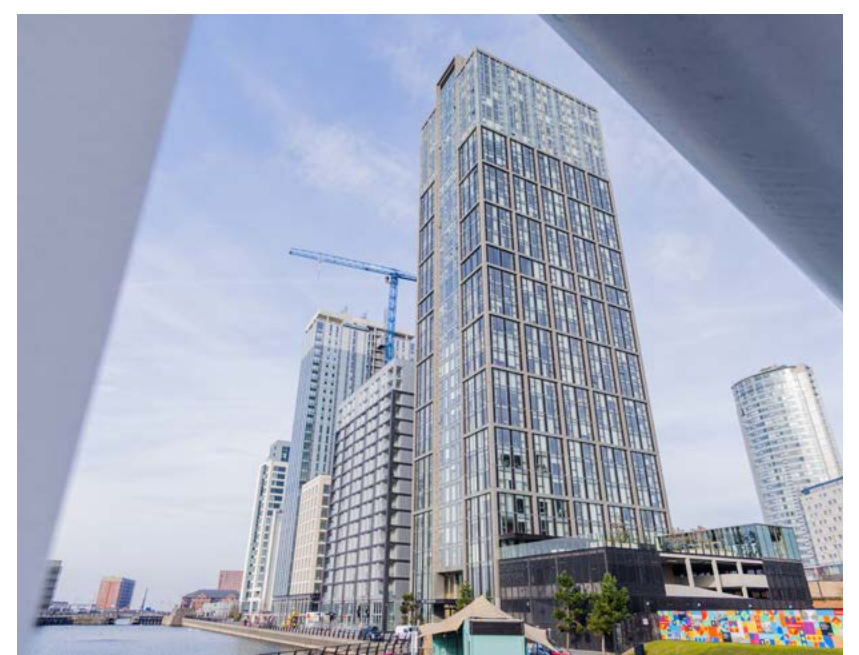
We don't just build places - we grow them. Peel Waters developments are designed for enduring value, with ongoing investment in neighbourhood vibrancy, infrastructure, and connectivity.



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](#)

