

CENTRAL DOCKS



LIVERPOOL
WATERS

Investment Overview.



FUNDED BY:



Homes
England

SUPPORTED BY:



PART OF:



CONTRACTORS:

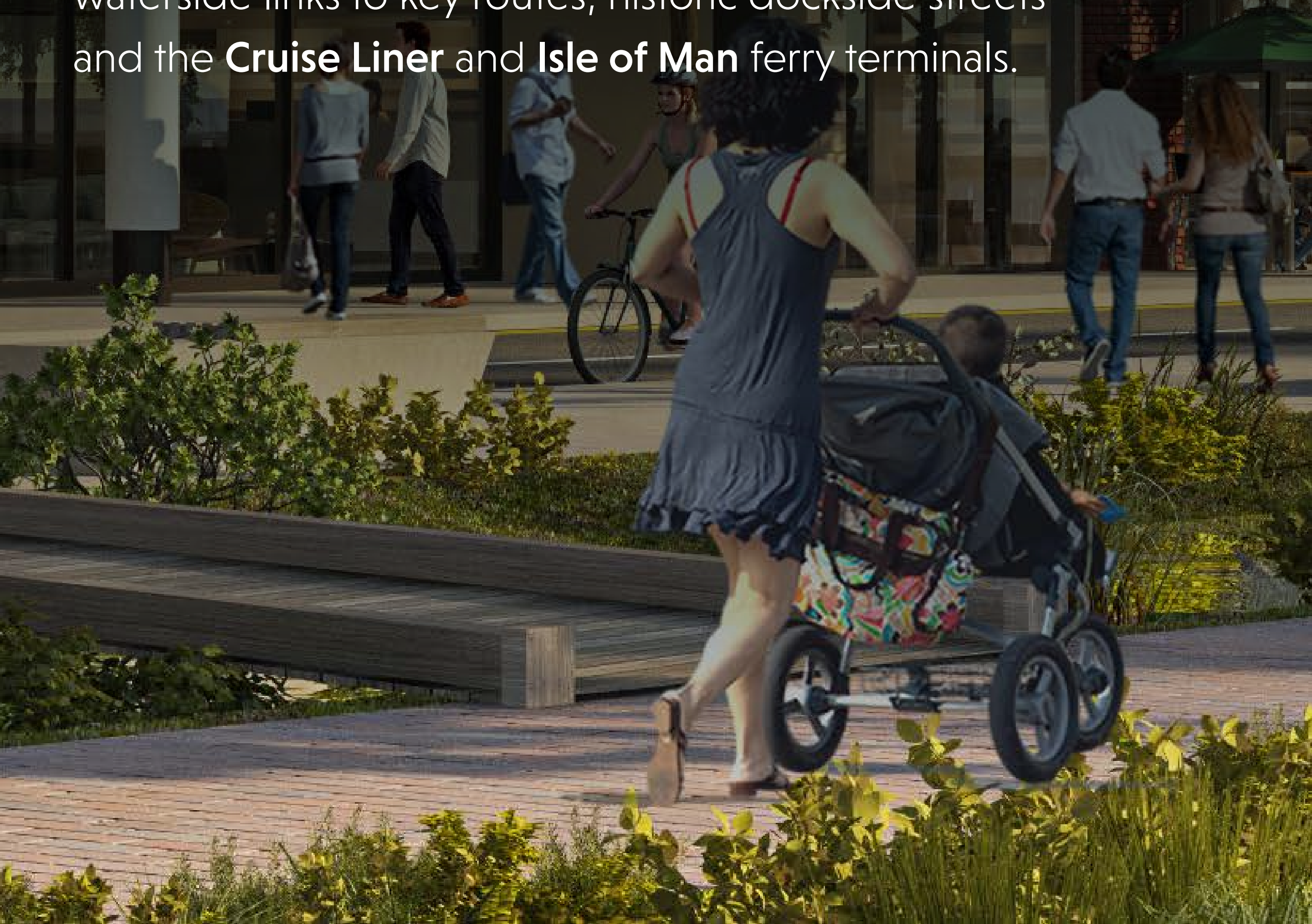




Central Docks at Liverpool Waters is part of one of Europe's largest regeneration projects, offering nine serviced, planning-ready plots for landmark residential, commercial, leisure and community-led developments.

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.





LIVERPOOL WATERS

Led by Peel Waters as master developer, Liverpool Waters is a **30-year 150-acre** regeneration project, transforming historic docklands into a thriving, mixed-use waterfront district. Stretching along Liverpool's iconic and internationally recognised waterfront, it connects the city's commercial business district with the city centre - making it one of the most sought-after locations in the UK.





Liverpool Waters. Masterplan.

Central Docks is part of the £5bn
Liverpool Waters regeneration.



£5bn regeneration scheme.



150 acre regeneration of former dockland.



5 acre Central Park.



2.3km waterfront development.

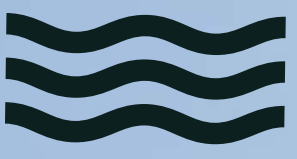


9k new waterfront homes.



£800m Everton Hill Dickinson Stadium
with 53,000 seat capacity.





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.

With the 5-acre Central Park, waterside connections and active streetscapes, Central Docks is strategically positioned to generate sustainable growth and long-term value.

2,350 homes across Build-to-Rent, Build-to-Sell, and Affordable tenures.

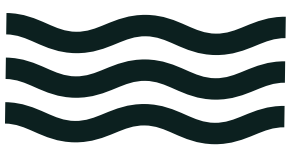
410 hotel rooms strengthening Liverpool's visitor economy.

27,000+ sq.m commercial space driving business growth.

5,300+ sq.m retail & F&B creating a lively waterfront destination.

Education and community facilities ensuring long-term social value.





Central Docks. Tenure Types.

Flexible tenure options across serviced planning-ready plots for residential, commercial and mixed-use schemes.

Affordable Homes

Commercial & Retail

Build to Sell Homes

Education

Build to Rent Homes

Cultural Uses

Hotels





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.



Central Docks. A Dynamic Destination.

Our dynamic network of retail, commercial and residential opportunities makes Central Docks a rare opportunity.



11.9% Capital Value Growth

Forecast 2023-2027 (JLL)

15.9% Rental Value Growth

Forecast 2023-2027 (JLL)

Major Employers

Major employers in the city centre include BT, KPMG, DWF, HMRC and Maersk Line.


CROWNE PLAZA
HOTELS & RESORTS

Malmaison
hotels that dare to be different


**MOOSE
COFFEE**




your
Legal Costs


NOVO

MODA




savills

 **THE
NORTHERN
GUIDE**

 **THE
GUIDE
LIVERPOOL**

 **GHOSH MEDICAL
GROUP**


**HENRY
BATH**
A CMST COMPANY

bean COFFEE
ROASTERS

WS Walker
Sime


Disclosure &
Barring Service



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](#)





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

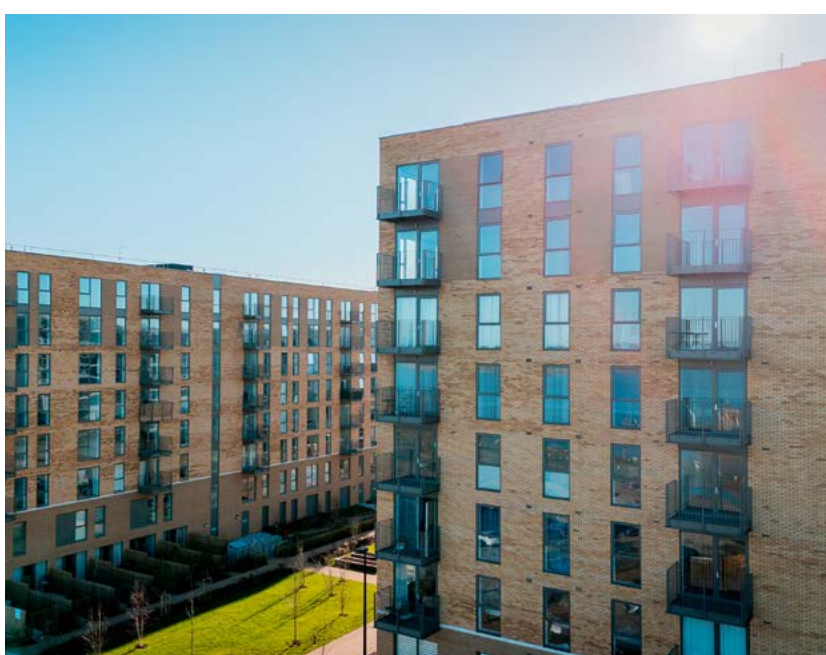
From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral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

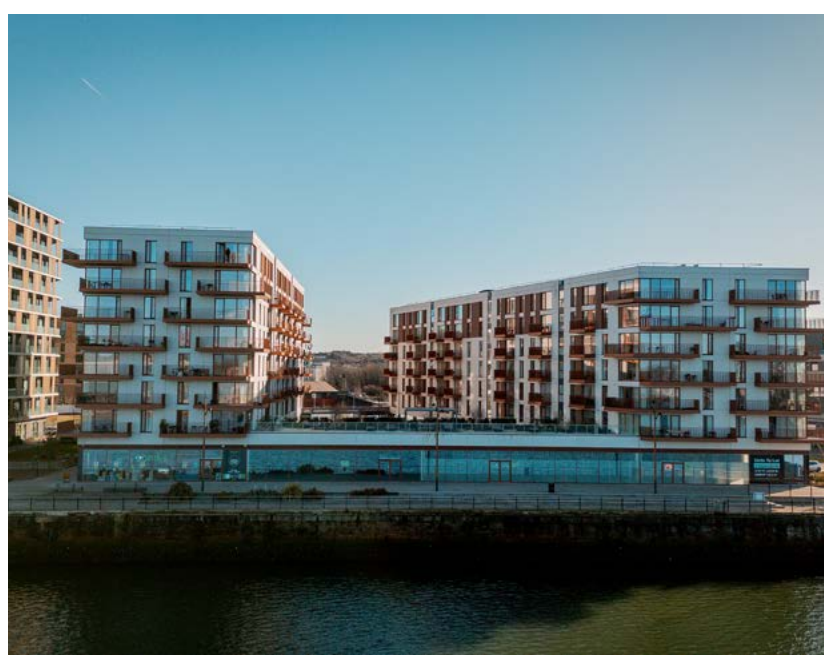
Every project is aligned with ESG principles, integrating climate-conscious design, low-carbon infrastructure, and community wellbeing - ensuring your development meets the expectations of tomorrow's residents.

Long-Term Value Creation

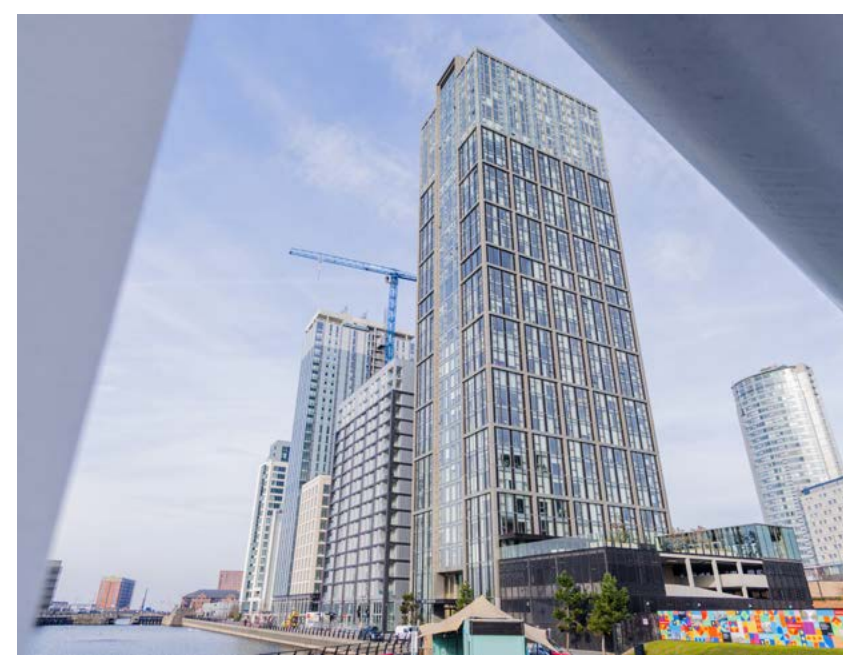
We don't just build places - we grow them. Peel Waters developments are designed for enduring value, with ongoing investment in neighbourhood vibrancy, infrastructure, and connectivity.



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](#)

