

CENTRAL DOCKS



LIVERPOOL
WATERS

Later Living.



FUNDED BY:



Homes
England

SUPPORTED BY:



PART OF:



CONTRACTORS:

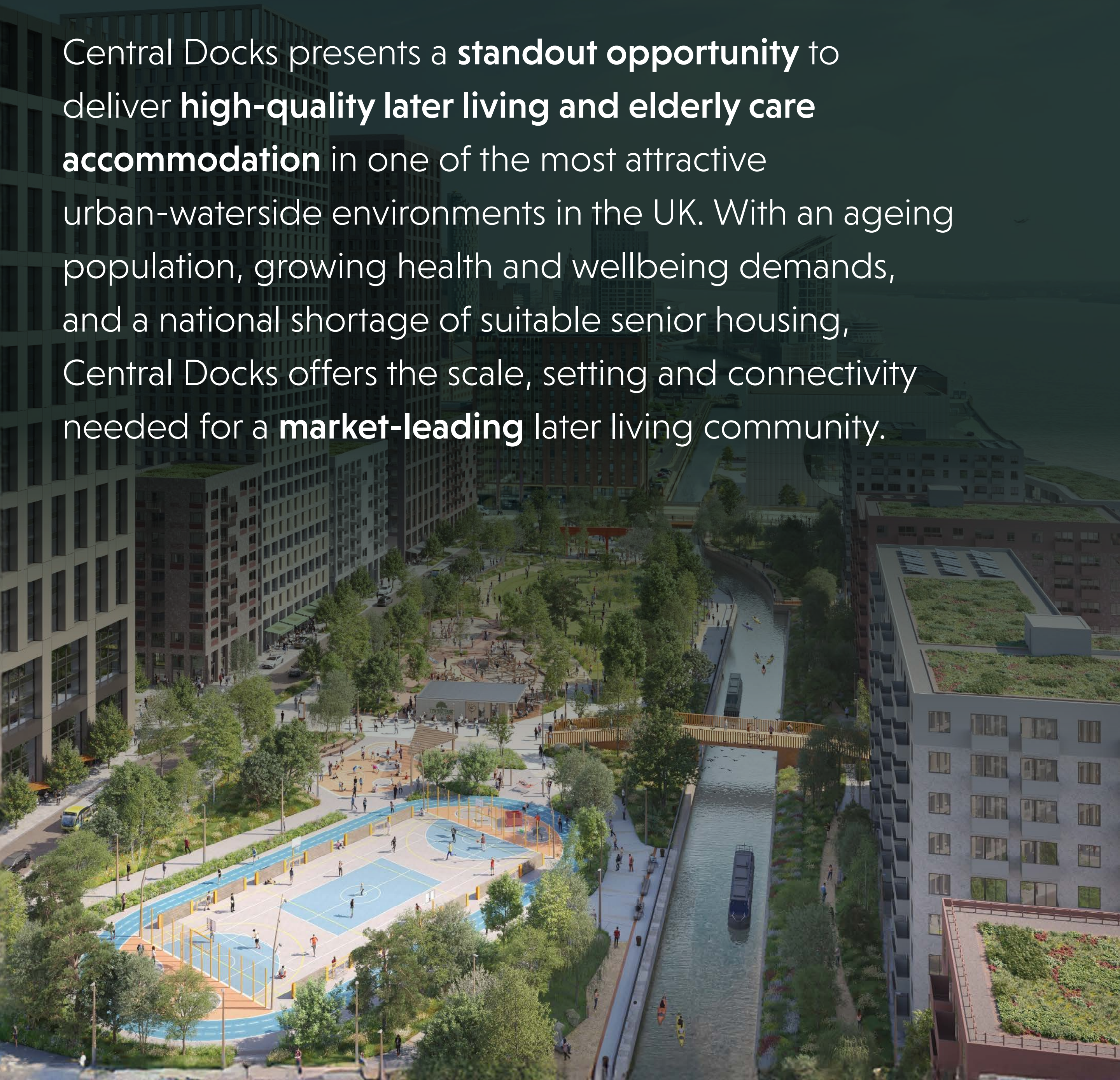


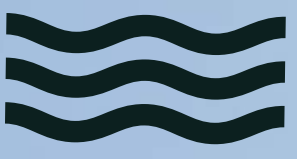


Central Docks at Liverpool Waters is part of one of Europe's largest regeneration projects, offering nine serviced, planning-ready plots for landmark mixed tenure residential development.

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.

Central Docks presents a **standout opportunity** to deliver **high-quality later living and elderly care accommodation** in one of the most attractive urban-waterside environments in the UK. With an ageing population, growing health and wellbeing demands, and a national shortage of suitable senior housing, Central Docks offers the scale, setting and connectivity needed for a **market-leading** later living community.





CENTRAL DOCKS

2350+

MIXED TENURE HOMES

22 acre

CENTRAL DOCKS NEIGHBOURHOOD



LIVERPOOL WATERS

£26m

PEEL WATERS INVESTMENT

£56m

HOMES ENGLAND INVESTMENT

5 acre

PARK

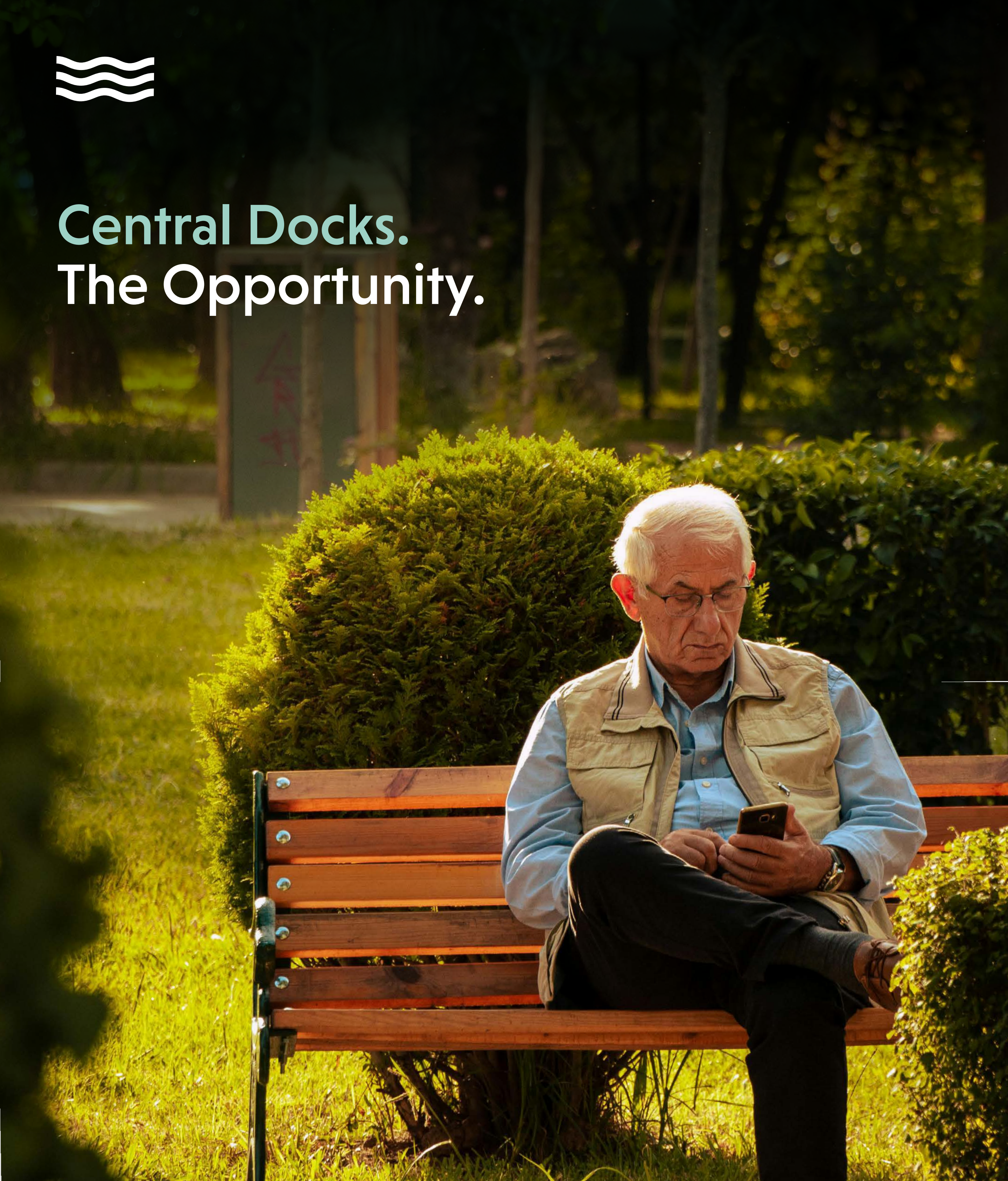
10%

OF THE AREA DEDICATED TO GREEN SPACE





Central Docks. 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

- Park and Infrastructure delivered by April 2028
- Investment required from 04/27
- Construction to commence from 04/28
- Construction to complete 04/36



Central Docks. Opportunity Types.

Retirement living: independent and/or age-restricted apartments.

Assisted living / extra care with on-site support.

Care-ready accommodation adaptable as needs evolve.

Integrated health and wellbeing services within the development.





Central Docks. Key Drivers.



A growing 65+ population seeking independent, secure, service-led accommodation.



Rising demand for care-enabled, step-down and assisted living models.



A shortage of modern, well-located senior housing close to urban services.



Increasing preference for amenity-rich, community-oriented environments rather than isolated suburban schemes.



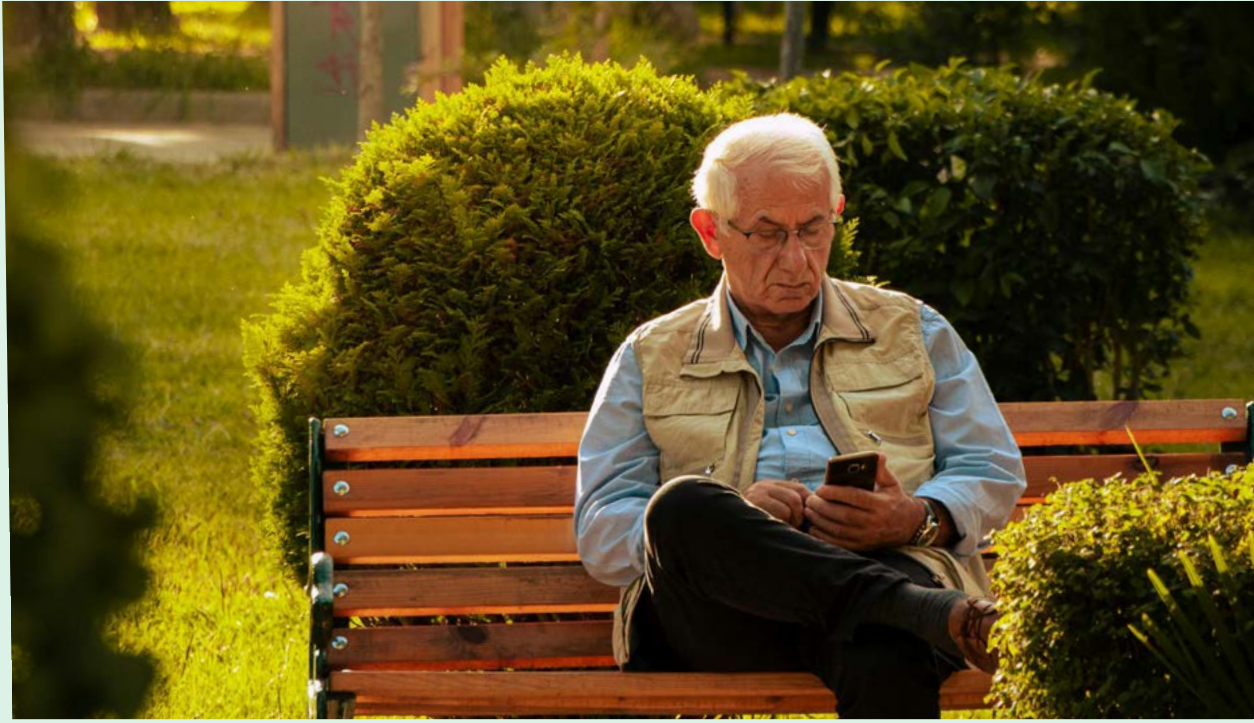
Nearly £1bn of live construction across Liverpool Waters and a growing residential population already on the doorstep.



Excellent public transport and active travel routes into Liverpool city centre.



Central Docks. Surrounding Area.



Green Space: Calm green space for walking, relaxation and socialising.



Activity: Opportunities for accessible outdoor activity.



Wellbeing: Benefits that improve quality of life, supporting independent ageing.



Natural: Therapeutic views and natural light.



Accessibility: Gentle walking routes and safe, attractive promenades.



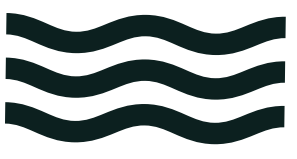
Tranquillity: A strong sense of tranquillity while still being connected to the city.



Public Transport: Easily accessible transport links.



Convenience: Health services, shops, cafés, entertainment and community facilities.



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](#)





Later Living. Value Summary.

1. Strong market demand for rightsizing in Liverpool

A large aging population seeking rightsizing opportunities in city centre environments.

2. Long-term income certainty

Affordable and market facing later living opportunities offer defensive, predictable income streams backed by sustainable demand.

3. Strong operational fundamentals

High employment density, high quality living environment and city centre convenience underpin resilient occupancy.

4. ESG alignment

Central Docks provides measurable social value outcomes: supporting sustainability and delivering long term manageable and high quality environments.

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

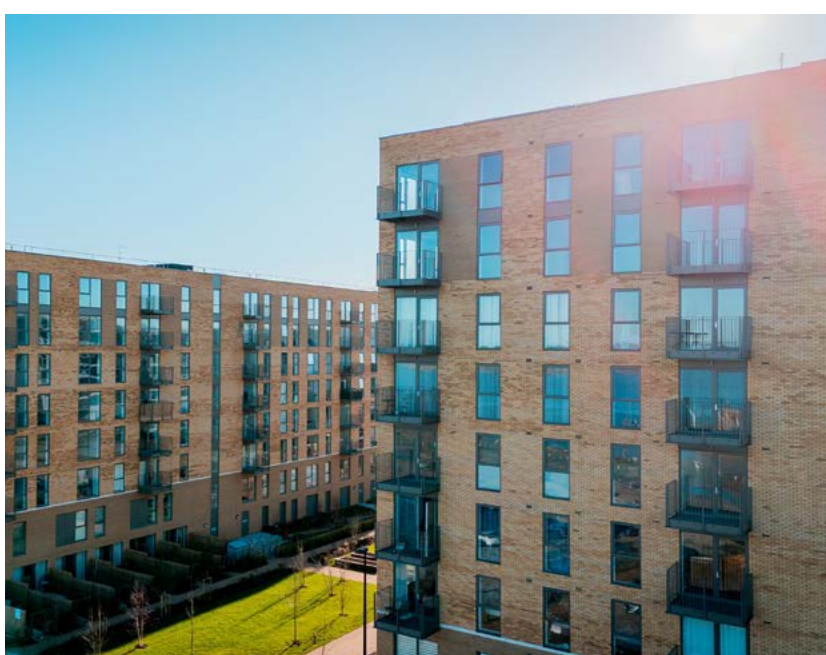
From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral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

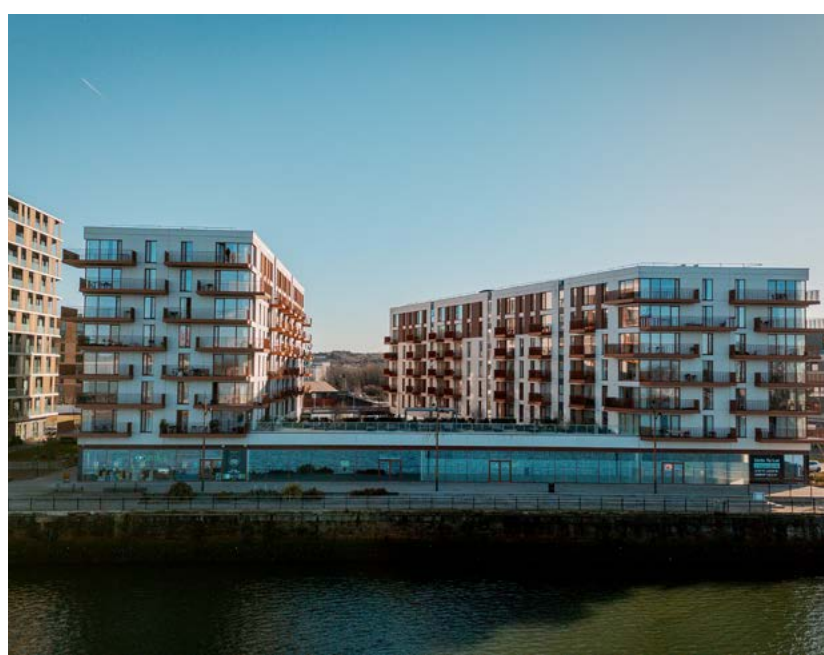
Every project is aligned with ESG principles, integrating climate-conscious design, low-carbon infrastructure, and community wellbeing - ensuring your development meets the expectations of tomorrow's residents.

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

