Central Seven.
BTR Residential Funding Opportunity.

STEP INTO A NEW RHYTHM
OF LIVING AT **CENTRAL DOCKS**,
LIVERPOOL WATERS.

LIVERPOOL WATERS | CENTRAL DOCKS | JLL | PEEL WATERS WATERSIDE REGENERATION

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Executive Summary.

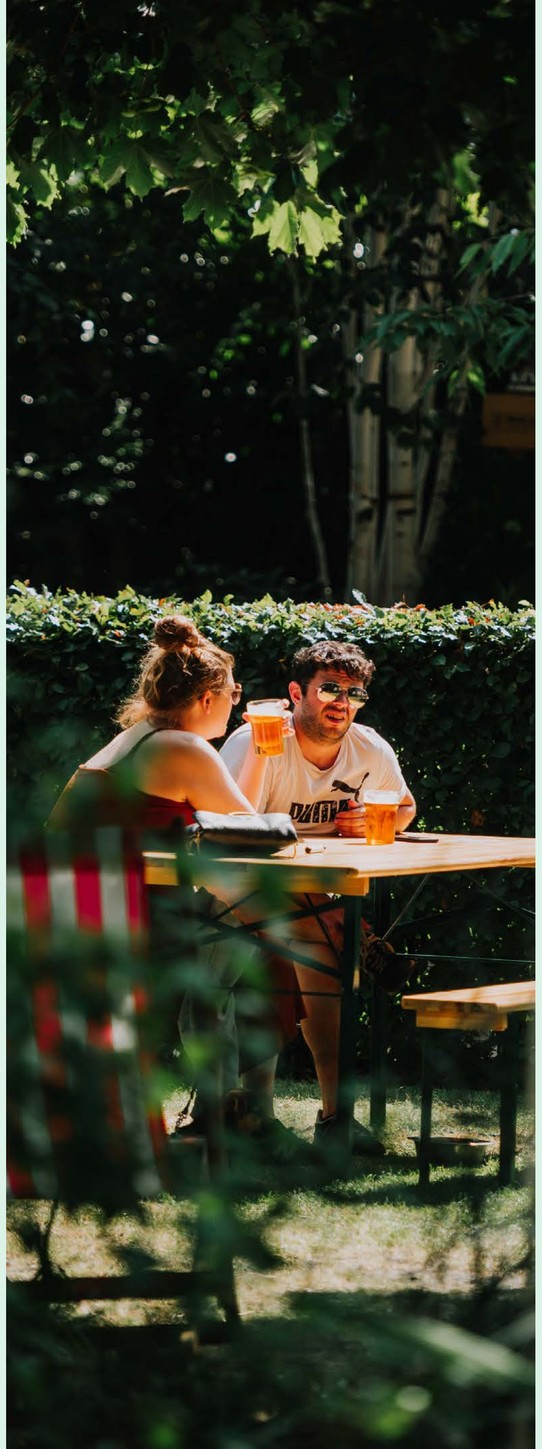
Peel Waters is seeking a strategic funding partner to deliver Central Seven - a high-quality **Build-to-Rent** (BTR) scheme comprising **406 residential units** within the heart of Central Docks, part of the transformational Liverpool Waters district.

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 is a long-term regeneration programme reimagining Liverpool's historic docklands into a world-class destination. With several successful phases already delivered, the development continues to attract investment, drive growth, and shape the future of the city.

Central Seven represents a rare opportunity to invest in a fully master-planned, design-led 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.

Delivering residential units, amenity spaces, private outdoor areas & green public spaces.



Central Seven: A New Chapter in Urban Living.

Central Seven is a standout Build-to-Rent (BTR) development, delivering much-needed, high-quality homes to meet the demands of Liverpool's growing city centre population.

Designed by renowned architects Leech Rhodes Walker the scheme combines thoughtfully designed apartments with exceptional amenity space.

The development offers a well-balanced mix of residential units, complemented by **flexible amenity spaces**, **private outdoor areas**, and direct access to a newly created **5 acre park** placing green space and community at the centre of the neighbourhood.

Positioned within Central Docks, the residential core of Liverpool Waters, Central Seven will be the **flagship BTR scheme** within the wider Liverpool Waters masterplan.

Central Seven: Designed For Living At Your Pace.

Step into a new rhythm of city living with **406 one**, **two**, and **three-bedroom apartments**, each designed with flexibility in mind - perfect for modern lifestyles that blend work, rest and play. Every home comes with dedicated **cycle storage** and **smart spatial planning** to support evolving resident needs.

Connected Living

- **74 secure car parking spaces** offer seamless arrival and long-term convenience.
- Dedicated cycle parking supports sustainable, active travel.

Commercial Opportunity

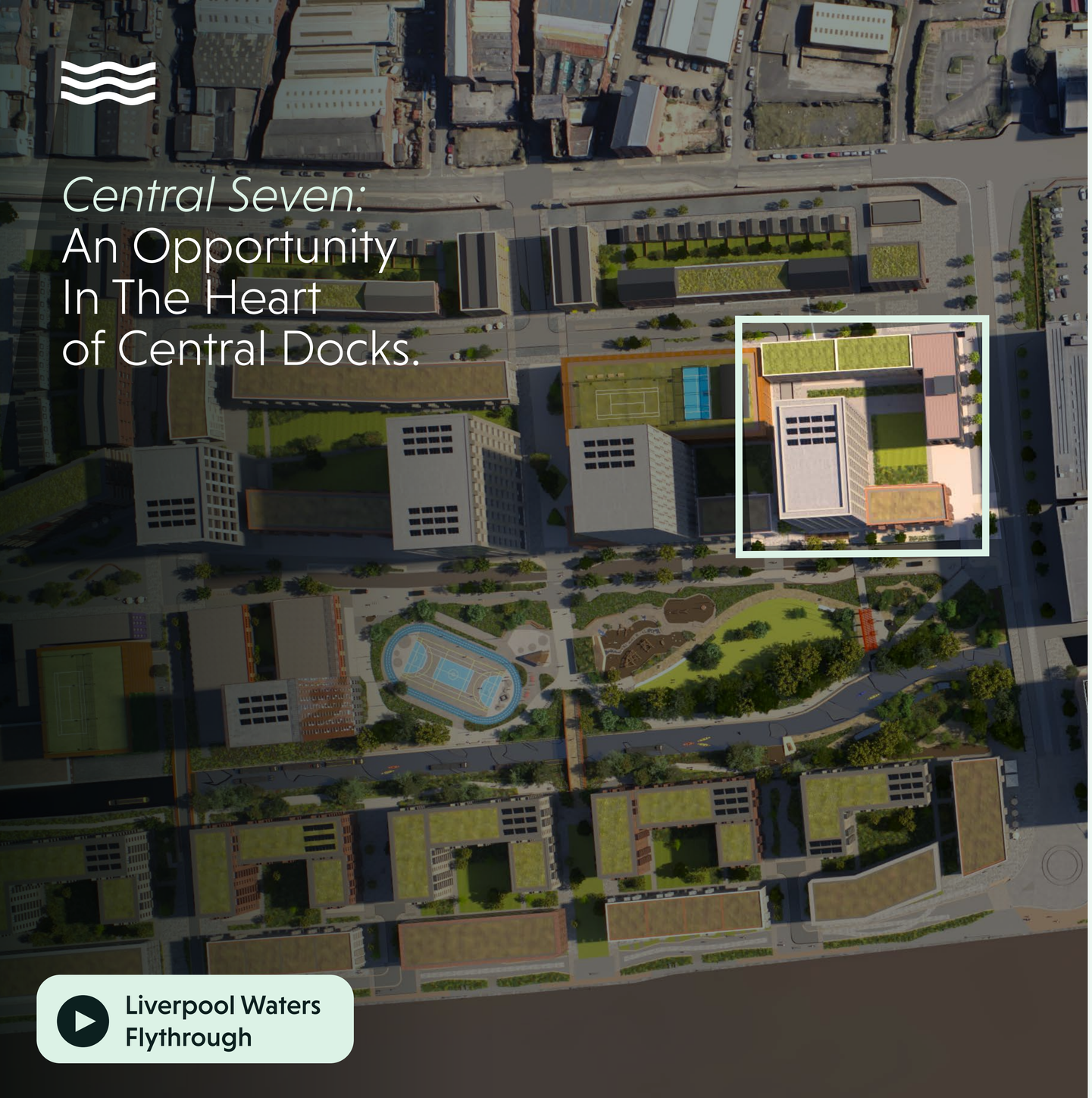
- **Three ground-floor commercial units** ready for businesses that want to make waves in a thriving waterfront neighbourhood.

Spaces That Flex and Inspire

- **Co-working zones** designed to connect, collaborate and energise - ideal for remote workers and entrepreneurs.
- Open-air roof terraces with panoramic views across Central Park and the River Mersey, offering moments of calm above the city buzz.

Unit Breakdown

1 Bed (38%)	**2 Bed** (54%)	**3 Bed** (8%)	
Units 154	**Units** 219	**Units** 33	**Amenity** 1884 Sq. m
Average Size 499 Sq. ft	**Average Size** 701 Sq. ft	**Average Size** 1111 Sq. ft	**External Terrace & Podium Garden** 1796 Sq. m



Central Seven: An Opportunity In The Heart of Central Docks.

Liverpool Waters Flythrough

Prime Waterfront Plot
c1.25 acres

Planning Status
Outline planning in place

Investment / Development Model
Forward Funding and Forward Commit

Infrastructure And Amenities
Roof top terrace and internal podium garden. Unrivalled internal amenity for flexible working and leisure.

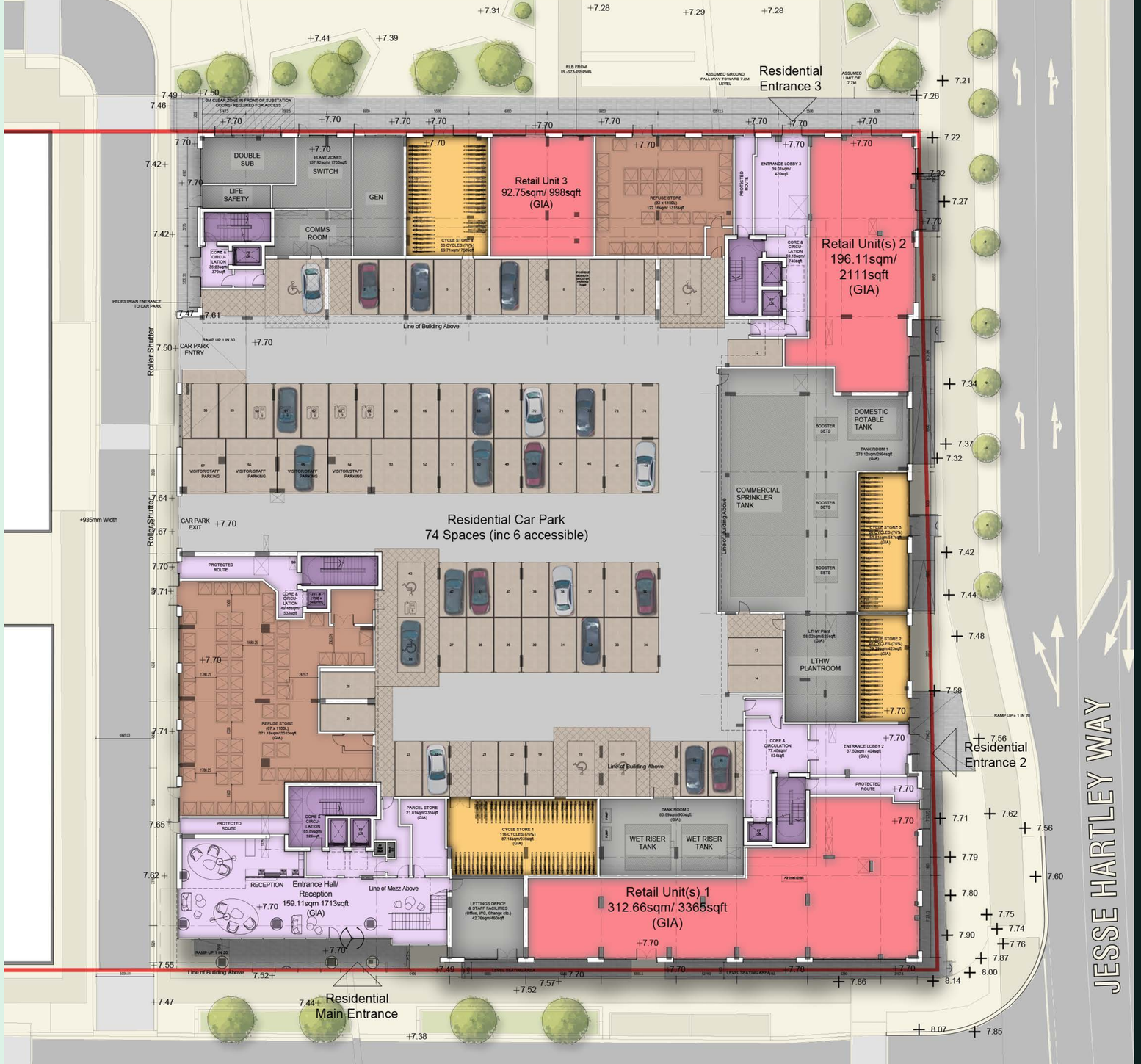
17% Capital Value Growth
Forecast 2026 - 2030 (JLL)

17.6% Rental Value Growth
Forecast 2026 - 2030 (JLL)

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

BT
KPMG
dwf
HM Revenue & Customs
MAERSK LINE

Ground Floor Plan:
Central Seven



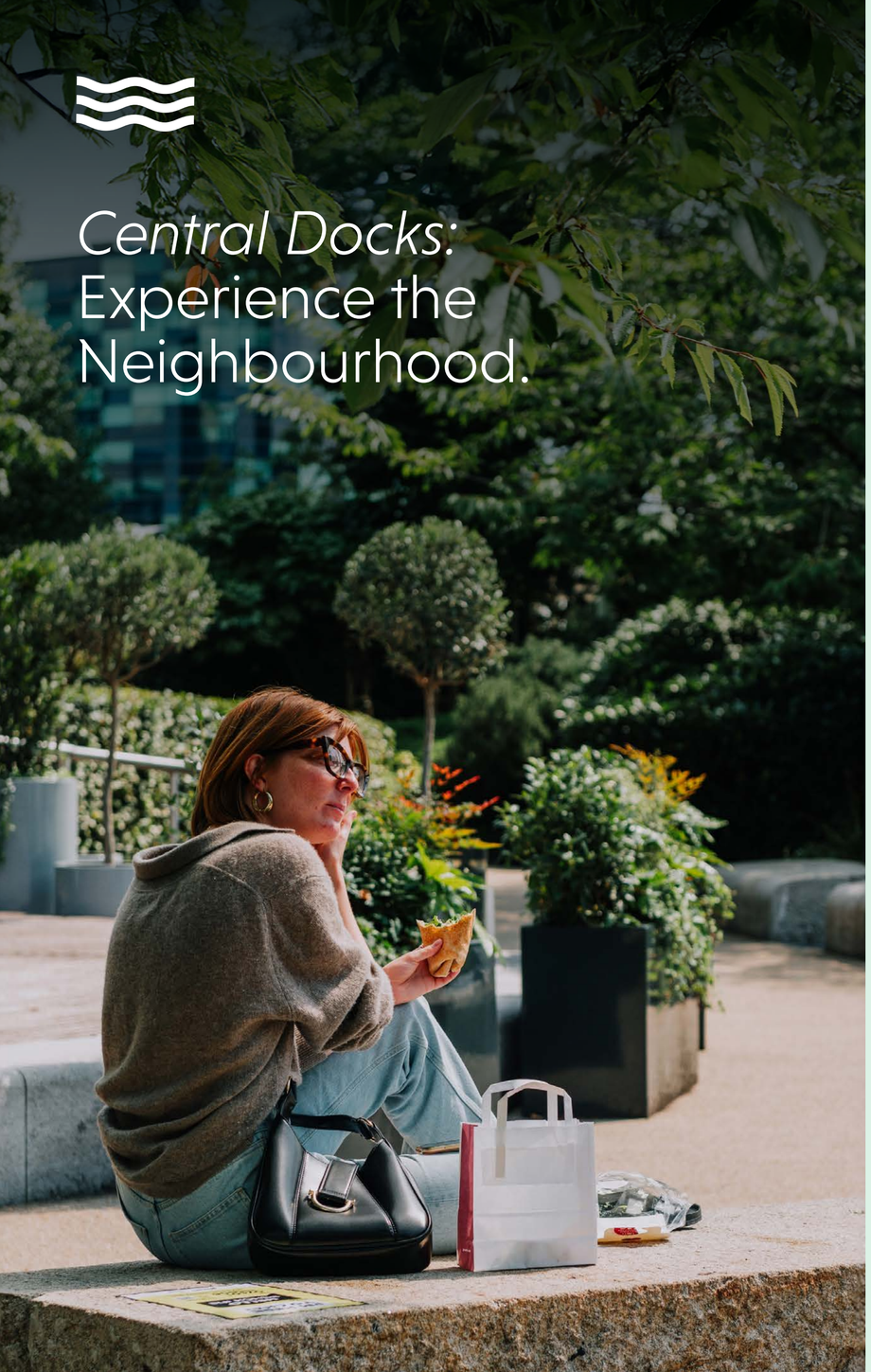
1st Floor Plan:
Central Seven

2nd - 4th Floor Plan:
Central Seven

CENTRAL DOCKS

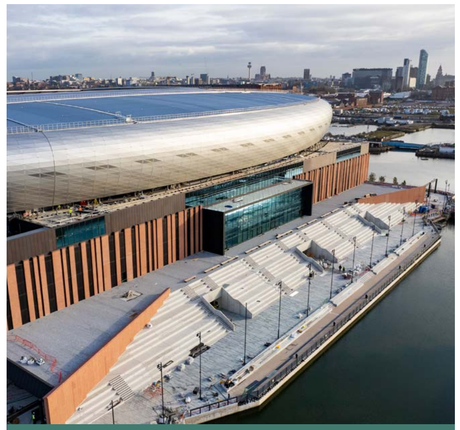
Discover one of the UK's most ambitious waterfront transformations.

Visit the Website



Central Docks: Experience the Neighbourhood.

Liverpool Cruise Terminal



Hill Dickinson Stadium

Liverpool ONE

Unrivalled Waterfront Views

Wake up to panoramic vistas across the River Mersey, Liverpool's iconic "Three Graces" and **Everton' new Hill Dickinson Stadium**. Central Docks at Liverpool Waters offers a front-row seat to the city's most celebrated skyline - a setting that elevates residential living.

Cruise Tourism on the Doorstep

Located close to the Liverpool Cruise Terminal, which welcomes over **117 ships** and **200,000+ passengers** annually, with an economic impact of £15–20 million, the opportunity for leisure-led investment is clear.

Gateway to the Isle of Man

The new £70 million Isle of Man Ferry Terminal brings **600,000 passengers** a year - an untapped market for short breaks, overnight stays, and waterfront experiences.

Steps from Liverpool ONE

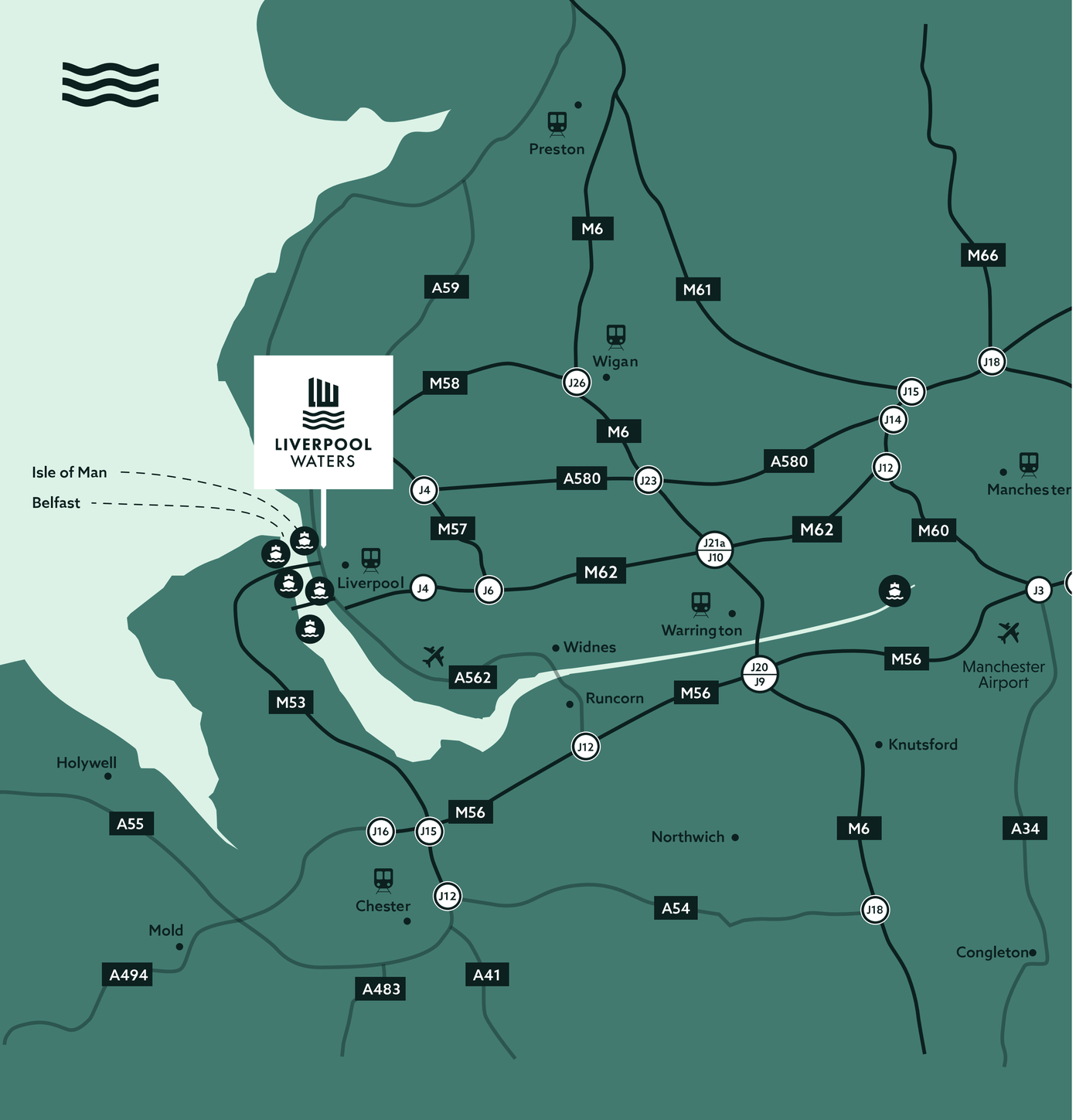
One of the UK's leading open-air retail destinations, Liverpool ONE attracts over **22 million visitors annually**. With more than 170 stores, bars, and restaurants, a 14-screen cinema and cultural events, it's a magnet for lifestyle-driven residents.

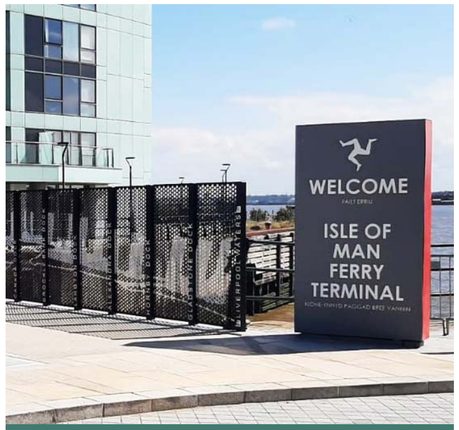
A City That Lives for Music & Events

From The Beatles to waterfront festivals, Liverpool's cultural heartbeat draws millions with the city's main arena regularly playing host to the world's biggest stars.

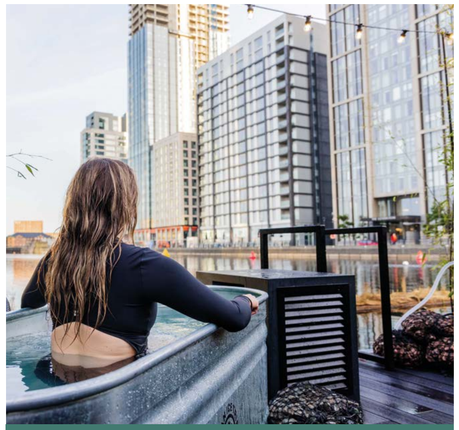
Walkable Urban Connectivity

Liverpool Waters is part of the city centre, just minutes from the Commercial District, and three-graces, Central Docks offers seamless access to shopping, dining, nightlife and cultural landmarks - all within easy reach.





Isle of Man Ferry Terminal



Wyld Sauna

Plugged into the Region

With direct rail links to London and Manchester, and two international airports within a 45-minute drive, Central Docks is perfectly placed for residents who need to commute or love to travel.

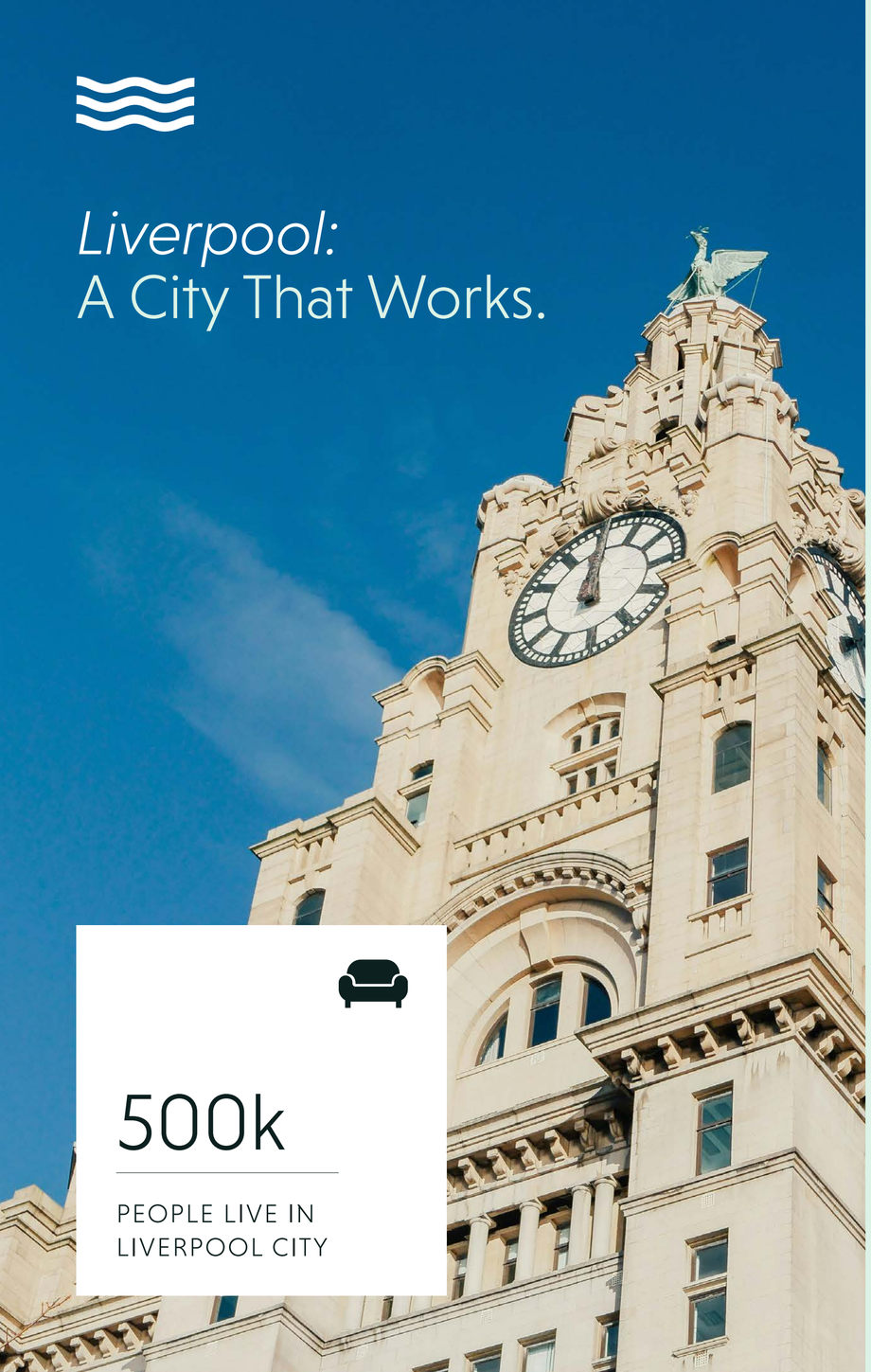
Built on a Thriving Ecosystem

Supported by strong infrastructure, a growing visitor economy, and Liverpool's global reputation for music, sport and culture - Central Docks at Liverpool Waters is a neighbourhood where residents and investors will thrive.

Next to a Premier League Powerhouse

A short walk from Everton's new Hill Dickinson **52,888-capacity stadium**, Central Docks benefits from year-round footfall driven by fans, events and international visitors as well as a roster of non-football events, attracting in some of the biggest music superstars.

Liverpool Waters Flythrough



Liverpool: A City That Works.

500k

PEOPLE LIVE IN LIVERPOOL CITY

[1] Labour Market headline indicators - Liverpool City Council

Liverpool is a bold, youthful, and globally connected city; where culture, commerce, and creativity converge. It's a place that doesn't just attract visitors, it inspires them to stay, invest, return and make Liverpool their home.

A City on the Rise

More than **500,000 people live in Liverpool city**, rising to 1.61 million people within the Liverpool City Region (which includes Liverpool, Knowsley, Sefton, Wirral, St Helens, and Halton)

This growing regional population reflects Liverpool's role as a major urban centre in the North West, with strong connectivity, a diverse economy, and increasing demand for high-quality housing - particularly in regeneration zones like Central Docks, Liverpool Waters.

Work/Life Balance

As of 2025, approximately **223,400 people are employed** in Liverpool across a diverse range of sectors. This workforce reflects the city's dynamic economy.[1]

Liverpool's employment base is supported by ongoing regeneration, infrastructure investment, and a growing reputation as a hub for innovation, making it a strong location for residential development targeting professionals, key workers, and young talent.

This growing urban population - combined with strong student numbers and employment growth - reinforces the demand for high-quality, well-located residential developments like Central Seven.

Student Living

As of 2025, Liverpool is home to approximately **70,000 university students** across its major institutions

This vibrant student population contributes significantly to the city's energy, economy, and rental demand - particularly in central neighbourhoods like Central Docks, where proximity to campuses, transport links, and cultural amenities makes Build-to-Rent schemes especially attractive

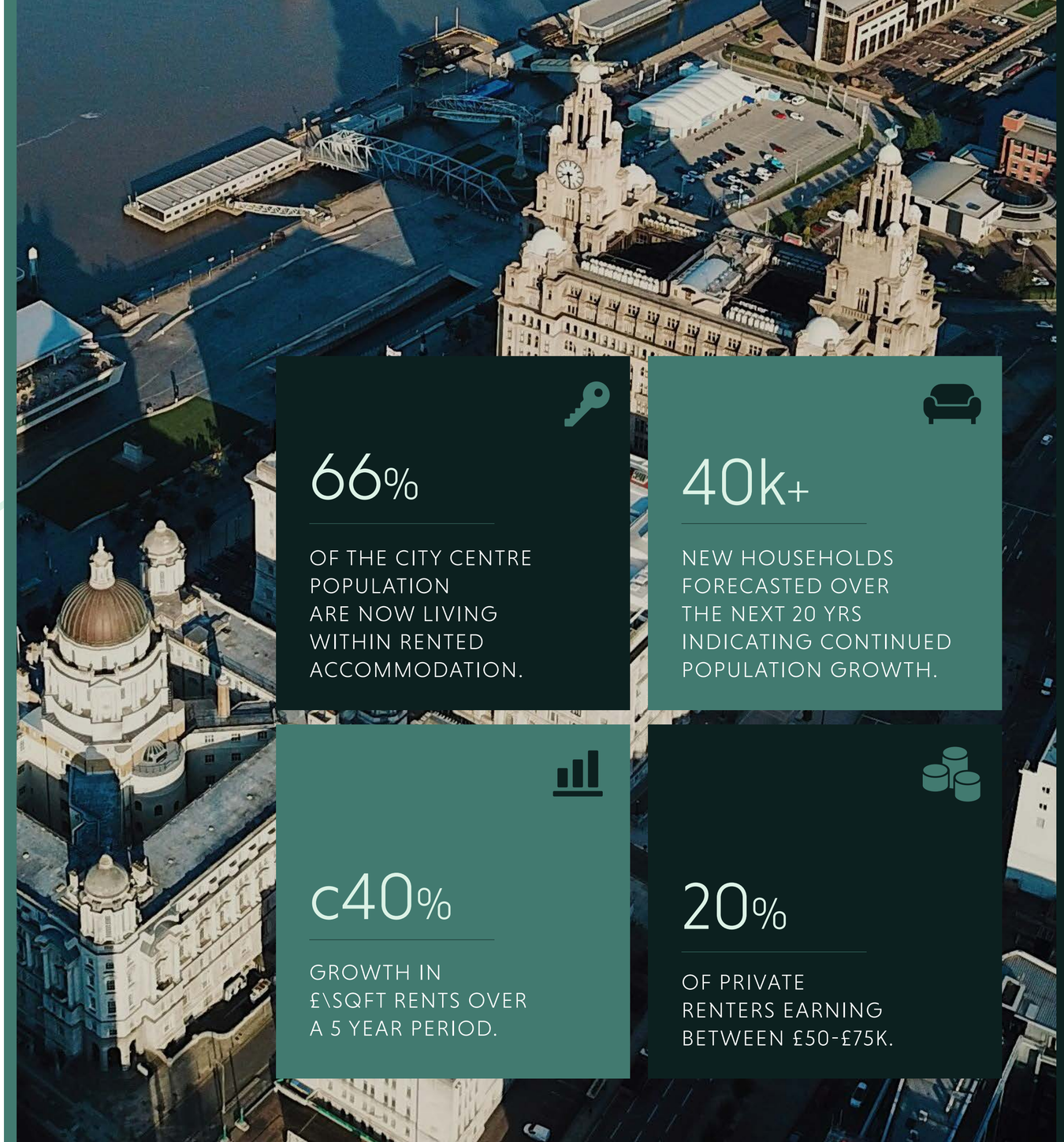
Liverpool is 3rd in the UK for students choosing to stay to work in their university city after graduating. **76.26%** retention rate (London 84.2% and Manchester 76.3%).

Liverpool Residential Market Insights *2025*

The Liverpool city centre residential market has experienced significant growth and transformation in recent years. There has been a surge in demand for city living, particularly among young professionals driving the development of residential schemes in the city centre.

The market has been characterised by a rapidly growing tenant pool with 66% of the city centre population now living within rented accommodation with demand increasingly focused on high-quality, amenity-rich living spaces.

Rental growth continues to be healthy in the city with over a 5 year period c40% growth in £\sqft rents. Continued population growth (forecasts suggesting 40,000+ new households over next 20 yrs) along with 20% of private renters earning between £50-£75K continued rental growth is expected.



66%

OF THE CITY CENTRE POPULATION ARE NOW LIVING WITHIN RENTED ACCOMMODATION.

40k+

NEW HOUSEHOLDS FORECASTED OVER THE NEXT 20 YRS INDICATING CONTINUED POPULATION GROWTH.

c40%

GROWTH IN £\SQFT RENTS OVER A 5 YEAR PERIOD.

20%

OF PRIVATE RENTERS EARNING BETWEEN £50-£75K.

Development Vision: *Liverpool Waters.*

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, Liverpool Waters connects the city's commercial business district with the historic three graces and Everton's new stadium - making it one of the most sought-after locations in the UK.

For residential developers and investors, this means being part of a place that's not only moving forward - but built to last.

Five neighbourhoods planned, with over 2,000 homes already delivered and 600 more currently underway.

Office and hotel spaces already occupied, with active communities driving ongoing demand.

A dynamic business network - over 2,000 people work within Princes Dock.

Princes Dock

The neighbouring Princes Dock is more than a location; it's a neighbourhood alive with new ideas and everyday moments. From the **UK's first public floating sauna** to the **first floating Padel courts in Great Britain** and the world's first floating club house, Princes Dock offers sweeping waterfront views and is a place that invites people to wander, stay, and belong.

Central Docks

Central Docks is now underway – work has started on the major new **26 acre neighbourhood**. This vibrant destination will bring **2,350 homes**, alongside workspaces, leisure, and a **5 acre Central Park**. With green public spaces and a mix of amenities, it's designed to welcome both residents and visitors into a new rhythm of city life.

As part of Liverpool Waters, Central Seven offers seamless access to the city's commercial pulse and the calm of the waterfront - creating a unique setting for next-level living.

Part of Something Greater: Sustainability at the Core of Liverpool Waters.

At Liverpool Waters, sustainability is woven into every decision, every street, park, and place. With blue and green infrastructure at its heart, Liverpool Waters matches bold growth with environmental and social responsibility, supporting Liverpool's journey to net-zero and creating healthier, more connected communities along the way.

Our ambitions envision thoughtfully developed homes, public parks, commercial spaces, and walking routes spanning 150 acres, with climate action, wellbeing, and inclusive growth in mind, **aligning with the UN Sustainable Development Goals** and the national climate agenda.

A Climate-Ready Destination

Net Zero by 2040

Energy-efficient design and smart building technologies help reduce consumption and align with future climate goals - supporting long-term value for investors, developers and residents.

Greener, Healthier Living

Blue & Green Infrastructure

A two acre park brings nature to the water's edge - boosting biodiversity, improving air quality, and offering guests a peaceful escape in the flow of city life.

Walkable & Cyclable

Interconnected walking and cycling routes encourage low-impact lifestyles and reduce car dependency - ideal for eco-conscious travellers.

Liverpool was ranked as the 12th most walkable city in the world [Insider Monkey].

Empowering Local Talent

The City of Liverpool College Construction Hub at Liverpool Waters is equipping local people with skills and access to apprenticeships - building a workforce that reflects the community it serves.

A Vision for Inclusive Growth

Spanning 150 acres, Liverpool Waters is designed to integrate homes, public parks, commercial spaces, and leisure destinations. This project supports many of the UN Sustainable Development Goals, the national climate agenda, and a future where development plays a meaningful role in shaping inclusive, sustainable cities.

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.

PEEL WATERS
WATERSIDE REGENERATION

Why Partner with Peel Waters?

Proven Track Record

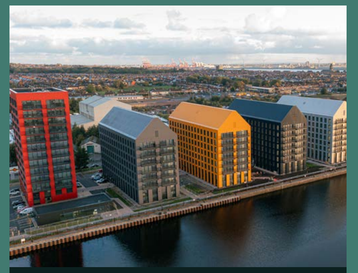
From concept to completion, Peel Waters delivers. Our developments are known for their long-term success, operational excellence, and placemaking impact. Peel Waters have been the developer behind several multi-award-winning residential developments across the country, including Millers Quay at Wirral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

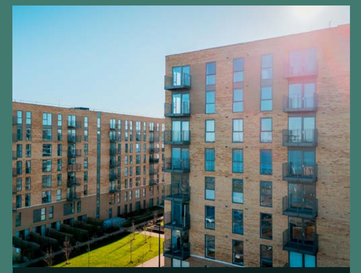
Long-Term Value Creation

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.

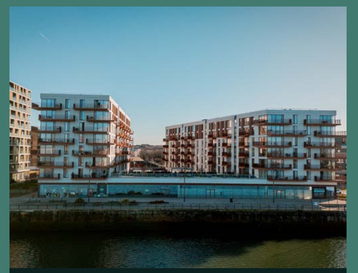


Millers Quay, Wirral Waters

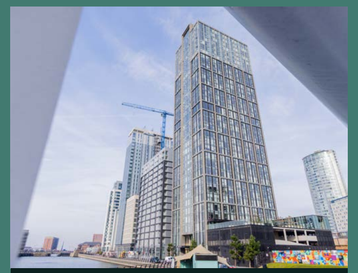
Red Bridge Quay Phase 1, Wirral Waters



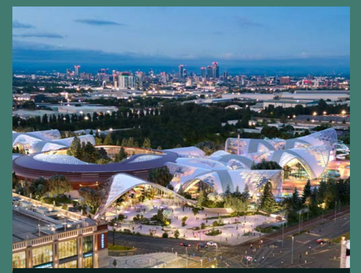
Cavalier Court, Chatham Waters



The Kell, Chatham Waters



Plaza 1821, Liverpool Waters



Trafford Waters

No.1, MediaCity

Glasgow Waters

In Collaboration With:

Liverpool Waters - Moda, Starlight, Redwing & X1 Developments

Millers Quay - John Graham Construction Ltd

Red Bridge Quay - Urban Splash (Modular)

Cavalier Court, Chatham Waters - O'Halloran and O'Brien

The Kell - Russells WBHO Construction and Long Harbour

Plaza 1821 - Vermont Construction and The Regenda Group

No.1, MediaCity - Lend Lease

At Central Docks, Liverpool Waters you're not just investing in a plot - you're joining forces with a partner who understands what makes a place thrive. Together, we'll create a residential destination that's as commercially successful as it is culturally significant.

Discover our wider UK portfolio or follow the journey on:

Dataroom *Access.*

A dataroom is available for interested parties, including designs and floorplans, planning details and the relevant legal information. Please contact **JLL** for access and further information.

Tenure: Freehold
VAT**:** The site is elected for VAT

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