



Festival Park

Liverpool, Merseyside

Opportunity

Liverpool City Council will consider a variety of investor involvement to include, equity partners, co-investment or development funding. The anticipated investment requirement for the initial phase is circa £50 million rising to more than £500 million for the entire project and offers the potential for a long-term relationship with this public sector partner.

This iconic mixed-use waterfront project includes large scale mixed tenure residential and offers investors considerable opportunities to participate in income producing Private Rented Sector (PRS) housing as well as owner occupier and retirement living.

Promoter:

Liverpool City Council

Scale:

£1 billion +

Sector:

Mixed-use development

Location:

Liverpool

Investment type:

Development funder or similar

Programme:

Phase 1 over 36 months

Planning Status:

Outline Permission granted

liverpool.gov.uk/festivalpark

Overview

Background

Being the location of former 37 hectare International Festival Gardens, which opened in 1984 and closed in 1996. The site is split into three distinct zones; Development Zone, Festival Gardens and southern Grasslands. Situated in South Liverpool on the banks of the River Mersey and within 5 kilometres of the city centre, it offers an opportunity of national significance and also sits within the wider Northern Powerhouse (NPH).

The site has been in the Councils ownership since acquired in 2014 with the benefit of an outline planning consent for 1,380 units.

Project Description

An opportunity now exists to create a new 'cultural garden suburb' for the site in a number of distinct neighbourhoods comprising a diverse residential offer of up to 2,500 homes in a range and mix of types and offers. This living community will be served by a plentiful and high-quality public realm, local retail facilities, cafés, coffee shops and restaurants, and other community services potentially including a primary school should future demand dictate.

The intention is also to deliver a major cultural and leisure destination with a piazza at the centre of the site, whilst maintaining existing public open space in the formal gardens and southern grassland with opportunities for sport and recreation.



Key project detail;

- 37 hectares of land in single ownership
- 2,000+ new homes
- 35,000 sq. m. of commercial, health, sport and leisure space
- 5,000 sq. m. of small retail, food and beverage
- 500+ bed hotel space
- GP Hub and community centre
- Primary School
- Marina with possible ferry terminal / jetty
- Excellent connectivity
- Light rail
- Highway improvements / upgrades

Project Promoter and Partnerships

The site is wholly owned and controlled by Liverpool City Council and forms a major part of the Mayoral priority portfolio. Options would be for an investor/ developer and/or forward funding partner.

Liverpool City Council is the local authority responsible for and administers planning. The project is also located within the Liverpool City Region LEP and forms part of the wider Northern Powerhouse.