

# KNOWSLEY

OPPORTUNITIES





# HALSNEAD GARDEN VILLAGE

Size  
**430** acres  
**174** ha

Knowsley Council / Private

Knowsley is one of only 14 areas of the UK to boast a prestigious Garden Village development.

Halsnead Garden Village is Knowsley's largest development site and one of the most prestigious opportunities within the Liverpool City Region. The Garden Village will create a vibrant community attracting new people and families into the area alongside new employment space, a country park, additional education provision and associated community facilities.

Set across 430 acres, the development will bring the biggest change to Knowsley over the next 18 years.

A masterplan for Halsnead Garden Village has now been agreed with a number of major housebuilders already engaged in pre-application enquires.

Opportunities are still available to be involved in this major landmark development in the region.



**1** of only **14**  
Garden Villages  
in the UK

**1,600+**  
new homes

**22.5**  
hectares of  
employment  
land

**33**  
hectares  
of green  
space

**1** country park



# RESIDENTIAL

## **Whitakers, Prescot**

- 35.5 acres / 14.4 ha
- Private

Land available for approximately 240 quality executive homes, located just off the primary route into Prescot Town Centre.

## **North Huyton Phase 5, Huyton**

- 22 acres / 9 ha
- Knowsley Council and Liverpool Archdiocese

This site is a former school and playing field site with the potential to deliver around 350 aspirational new homes.

## **Hollow Croft, Stockbridge Village**

- 6 acres / 2.44 ha
- Knowsley Council

Former primary school site is located in an area which has undergone significant regeneration, development and housebuilding activity.

## **Little Moss Hey, Stockbridge Village**

- 17.8 acres / 7.2 ha
- Knowsley Council

Former school site positioned close to local amenities in an area which has undergone significant regeneration and development.

## **Archway Road, Huyton Village Centre**

- 11 acres / 4.5 ha
- Knowsley Council

A range of town centre sites are available to support higher density residential development within a major mixed use development opportunity.

## **Land South of Cherryfield Drive, Kirkby Town Centre**

- 31 acres / 12.6 ha
- Knowsley Council

Former school site located adjacent to Kirkby Town Centre, close to the regional motorway network and good local amenities.

## **Land East of Halewood, Halewood**

- 202 acres / 81.8 ha
- Knowsley Council and Private owners

A masterplan for this prominently located site is at an advanced stage of development.

## **Carr Lane, Prescot**

- 8.2 acres / 3.31 ha
- United Utilities

Located close to Prescot Town Centre and adjacent to Prescot Park residential development there is opportunity to create further executive and family homes.



# HUYTON VILLAGE CENTRE

Mixed use development opportunity

Size  
7 acres  
2.8 ha

Knowsley Council

Development opportunity includes the potential re-provision of Knowsley Council Office and Civic Hub alongside opportunities for residential, office, leisure and hotels.

Mixed use sites and premises

Size  
4 acres  
1.6 ha

Knowsley Council and Private

Prime town centre sites and premises available ranging from 3,500 sq ft to 2 acres to accommodate retail and other uses including leisure, commercial, hotel and residential.

Huyton in Knowsley is a popular residential area boasting well established local amenities, prime location on the M62 corridor and regular direct train services to Liverpool, Manchester and other major north west towns and cities.


At its heart is Huyton Village, home to the council's administrative headquarters with a daily influx of 2,500 staff commuting into Huyton daily. The centre of Huyton Village is home to a mix of national and local retailers serving the 55,000 residents living in the local area.


A large programme of house building in the immediate area is driving demand for additional retail and leisure provision in the town centre, alongside a requirement for more new homes close to local transport and retail facilities.

A number of opportunities are currently available.



 1,100 new homes built in the last 5 years

 12 trains per hour stopping at Huyton station at peak times

 More than 1.2 million people passing through Huyton train station annually



# RETAIL, LEISURE AND TOWN CENTRES

## **Cinema and Leisure, Kirkby Town Centre**

- 16,250 sq ft
- St Modwen and Knowsley Council

16,250 sq ft 6 screen cinema with 3 bar and restaurant units available from 4,550 to 5,700 sq ft.

## **Mixed use opportunity sites, Kirkby Town Centre**

- 4 acres / 1.6 ha
- Knowsley Council

Prime town centre sites and premises available ranging from 0.3 to 3 acres to accommodate leisure, commercial, hotel and residential.

## **Retail Park, Kirkby Town Centre**

- 130,000 sq ft
- St. Modwen

New 130,000 sq ft town centre retail park anchored by 45,000 sq ft Morrisons supermarket. 800 to 14,000+ sq ft units available.

## **Mixed use opportunity sites and premises, Prescot Town Centre**

- 6 acres / 2.4 ha
- Knowsley Council and Private

A range of land and property opportunities for retail, hotel, leisure, food and beverage to capitalise on high levels of investment in the public realm, influx of new residents (over 1,500 new homes) and development of Shakespeare North Playhouse.



Average house prices have increased by 28% since 2011



55,000 people living locally



### **North Perimeter Road, Knowsley Business Park**

- 27 acres / 11 ha
- Knowsley Council

Located adjacent to rail freight terminal and available for up to 450,000 sq ft of B1, B2, B8 uses.

### **PLP Knowsley, Moss Lane, Knowsley Business Park**

- 37 acres / 15 ha
- PLP

Serviced site with planning consent for up to 800,000 sq ft of B2 / B8 with substantial power rail freight access direct to the Port of Liverpool.

### **Image Business Park, Knowsley Business Park**

- 15 acres / 6.1 ha
- Knowsley (Image Business Park) Ltd

Opportunity for industrial / warehousing on a build-to-suit basis with units from 5,000 to 150,000 sq ft. The park comprises more than 38 acres and provides 400,000 sq ft of office, warehouse and industrial space, with key tenants including Surface Transforms, Future Industrial Services and Ames Goldsmith.

### **Academy Business Park, Lees Road, Knowsley Business Park**

- 2 x 110,000 sq ft
- Orbit Developments

Two new speculative 110,000 sq ft distribution warehouses. Phase 1 is complete and ready for occupation. Plus opportunity for petrol filling station, drive-thru and coffee shop.

### **Venus 217, Knowsley Business Park**

- 217,000 sq ft
- Flintrock

A speculative logistics/manufacturing facility on a 13 acre site located on a main thoroughfare through the heart of Knowsley Business Park. The site is currently being marketed to potential occupiers.

### **The Hub, Knowsley Business Park**

- 6.7 acres / 2.7 ha
- Knowsley Council

Split over two plots either side of Gale Road (West and East Hub). West Hub has been cleared and development proposals are being progressed for light industrial/distribution uses. East Hub demolitions and site clearance has been completed and the site will be marketed for potential ancillary retail and service uses to support Knowsley Business Park.



# COMMERCIAL AND INDUSTRIAL

## **Alchemy Business Park, Alchemy Way, Knowsley Business Park**

- 26.5 acres / 10.7 ha
- Network Space

Phase 1 has created 93,000 sq ft across nine units and is fully occupied. The site benefits from direct traffic signalled access to the main A580 (East Lancs Road). Planning has been secured across the full site for B1, B2, B8 uses and a further 3 speculative build industrial units (branded Element) of 22,900 sq ft, 35,200 sq ft and 45,450 sq ft are now complete and are available to prospective occupiers. A total of 7.69 acres are available on Phase 3 for Design and Build opportunities with the ability to accommodate units of up to 100,000 sq ft. A further 3.07 acres is available under Phase 4 directly fronting the A580.

Network Space has also acquired an additional 14 acres of land to the rear of Alchemy Business Park for future development.

## **Knowsley 200, Knowsley Business Park**

- 200,000 sq ft
- Threadneedle Investments

A refurbished distribution warehouse (on a 10 acre site) adjacent to the East Lancashire Road (A580).

## **Knowsley Lane development site, Knowsley Business Park**

- 14.8 acres / 6 ha
- The Knowsley Estate

Bounded by the A580 East Lancashire Road to the north site is well suited for new build B1 and B8 uses.

## **Earlsfield, Knowsley Lane, Huyton**

- 39.5 acres / 16 ha
- ION Developments

16-hectare prestigious employment park directly parallel to the M57 along the southern borders of the Knowsley Estate.

## **Beacon 62, Huyton**

- 11.5 acres / 4.7 ha
- Henry Boot Developments

At the M62/M57 intersection, this site features a 19,400 sq ft Aldi food store, alongside five smaller industrial units totalling 12,500 sq ft. Includes a pub/restaurant of up to 11,000 sq ft and petrol filling station.

## **Halsnead South, Whiston**

- 55.6 acres / 22.5 ha
- Mixed ownership including Maro Developments and Land Trust

Large scale development site located on the intersection of the M62 and M57.

## **Former National Wildflower Centre, Huyton**

- 3.1 acres / 1.25 ha  
(Including stable buildings, main building, workshops and courtyard)
- Knowsley Council

An exciting opportunity exists to develop a new use for the land and buildings located within this unique setting.

# KNOWSLEY

## KEY FACTS

- Part of the Liverpool City Region
- 15 minutes from Liverpool
- 30 minutes from Manchester
- 8 miles from the Port of Liverpool and Liverpool 2 (deep sea port)
- Within 40 mins drive time from two international airports
- Home to multi-modal freight terminal
- More than 50% of the UK population reached within a 4 hour drive time
- 12 universities and thousands of graduates within an hour of Knowsley



An experienced team are ready to assist

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