



THE GATEWAY

L I V E R P O O L



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Say Hello to The Gateway

One of the largest residential developments ever to enter the Liverpool market.

The Gateway is superior in both quality and design, offering a world-class living experience within the central L3 postcode.

Adding to a grand collection of premium apartments and five-star amenities, this generational development forms one of the North West's finest buy-to-let investment prospects.



Overlooking the entry point to one of the world's most famous shipping lanes and within walking distance of the core business district, The Gateway opens the door to a new dawn of urban living in Liverpool.

Developed by the award-winning Legacie, The Gateway continues the developer's solid track record of delivering

high quality projects across the North West.

With two-bed apartments starting from £354,950 and the North West projected by Savills to achieve an impressive 27.6% capital growth by 2030*, this is an attractive buy-to-let opportunity which combines location, luxury, and the potential for long-term growth.



Key Facts

Address	Available
Freemasons Row, Leeds Street, Liverpool, L3 2DJ	Luxury 2 & 3-Bed High Spec Apartments & Townhouses
Location	Completion
Liverpool City Centre, Pumpfields Regeneration Zone	Estimated to Complete in Q1 2027

*This is a forecast and property values can fall as well as rise

Investment Summary

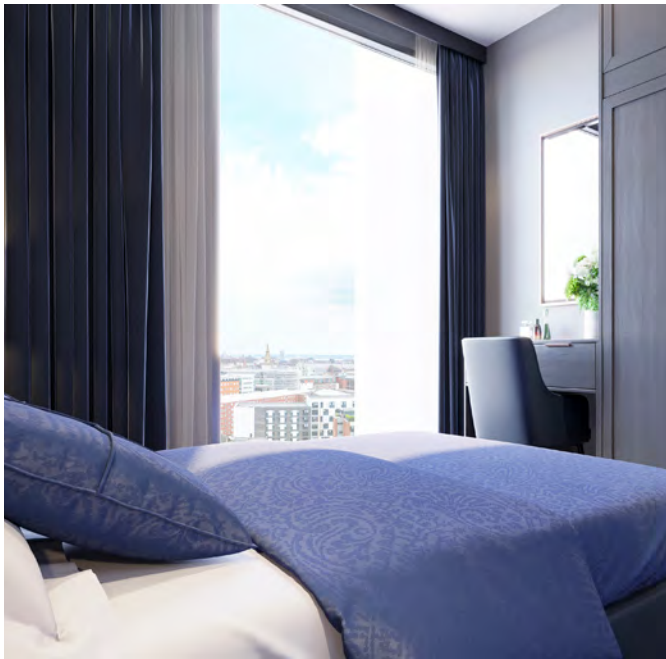
As well as elevating the standard of apartment living across Liverpool, The Gateway arguably also presents one of the best investment opportunities ever to enter the local property market, with 6% NET rental returns assured for the first year.

Apartments are available for both buy-to-let and buy-to-live purchases.

Ideally placed along one of the city's main arterial roads, the central business and commercial districts are easily accessible, ensuring tenant demand and investor earnings are among the highest in the region.

Prices start from £354,950 with a number of flexible payment plans available.

Additionally, property and rental values are set to rise significantly upon completion of the development, providing an excellent capital growth opportunity and adding further strength and versatility to each investment.



- £ Prices from **£354,950**
- 📈 **27.6% Capital Growth** Projection by 2030
- 💰 **6% Assured** NET Rental Returns
- 🏠 **4** Landmark Residential Towers
- 🌿 Premium **On-Site Facilities**
- 🔌 Powered by **Smart Eco-Tech**
- 📍 **Prime Liverpool** Regeneration Area



*Rental yields are not guaranteed and can vary based on market conditions, occupancy rates, and operating costs. Past performance does not guarantee future results.

Liverpool's Regeneration Story

Liverpool has become one of the UK's most exciting cities for property investment, driven by its strong economy, growing population, and vibrant cultural scene.



The city is seeing billions of pounds worth of regeneration and infrastructure investment, with major schemes like the £5.5bn Liverpool Waters masterplan and new proposals for a landmark 70-storey waterfront tower - set to rival the height of many towers in London - plus wider public realm upgrades further strengthening confidence in the local market.

The Liverpool city region also benefits from world-class universities and a fast-growing business base across tech, creative industries, and digital innovation.

Add in the fact that Time Out has ranked Liverpool the seventh best city in the world to live, and it's clear why rental demand remains exceptionally strong.

Savills' latest Residential Property Market Forecast also ranks the North West as one of the best UK regions for capital growth, with a growth of almost 30% projected by 2030.

Liverpool provides a hotbed of investment opportunities for those seeking the winning combination of strong capital growth potential and high rental returns.

Pumpfields

Liverpool's Pumpfields district spans a key 75-acre stretch on the city centre's northern edge and is rapidly evolving from its historic industrial base into a lively residential and mixed-use quarter.

Significant regeneration schemes such as The Gateway, Metalworks, and Everton's new stadium at Bramley-Moore Dock are set to deliver thousands of new homes, upgraded infrastructure, and animated community spaces.

Pumpfields also plays a central role in Liverpool's wider New Town vision, which aims to reconnect previously overlooked districts with the city core, stimulate fresh investment, and secure lasting economic and social gains.



Why This Matters for The Gateway

The Gateway sits at the heart of the vibrant Pumpfields regeneration zone, with several major projects underway in the vicinity that are integral to the future success of the city's property market.

Liverpool's extensive regeneration projects are transforming the city into a vibrant, modern urban hub. This investment drives strong property demand, improving rental yields and capital growth potential, making Liverpool a prime spot for property investors looking to benefit from ongoing urban renewal and economic growth.



1 Mixed-Use Regeneration Zone	285m	8 Knowledge Quarter	900m
2 Central Business District	300m	9 Liverpool One	920m
3 LJMU City Campus	360m	10 Ropewalks	1.2km
4 Pall Mall	375m	11 Royal Albert Dock	1.3km
5 St Georges Quarter	600m	12 Hill Dickinson Stadium	1.4km
6 Liverpool Waters	700m	13 M&S Bank Arena	1.7km
7 Royal Liver Buildings	890m	14 Baltic Triangle	1.9km

A Moorfields	530m	E Pier Head Ferry Terminal	1.1km
B Queens Square Bus Station	640m	F Liverpool Central Station	1.6km
C Lime Street Station	830m	G Liverpool Baltic Station*	2.4km
D James Street Station	940m	H John Lennon Airport	11.8km

Top 10 Liverpool Regeneration Schemes

1 Liverpool Waters - £5.5bn	6 Baltic Triangle - £190m
2 Pumpfields - £2.5bn	7 Project Jennifer - £150m
3 Knowledge Quarter - £2bn	8 Police Headquarters - £18m
4 Hill Dickinson Stadium - £800m	9 Greatie Market Expansion - £5m
5 Pall Mall - £200m	10 Anfield Stadium - £5m

A High-End Specification Like No Other



Kitchens

- ✓ Peninsulas and islands
- ✓ Stone worktops with matching plinth
- ✓ High quality Bosch integrated appliances including hob, oven, microwave, extractor fan, 70:30 fridge-freezer and dishwasher*
- ✓ Integrated wine cooler**
- ✓ Combined Samsung washer/dryer within utility cupboard
- ✓ Bespoke kitchen cabinets
- ✓ Metro tiled splashback
- ✓ Underslung 'Belfast-style' ceramic sink
- ✓ LED under unit and under kickboard strip lighting
- ✓ Matte Black Swan Neck Tap



Bathrooms

- ✓ High-quality sanitaryware
- ✓ Wall-mounted wash basin and WC with concealed cistern and soft close seat
- ✓ Black Hansgrohe Rainhead Shower
- ✓ Herringbone-pattern ceramic brick tiles
- ✓ Full-width mirror with strip lighting above
- ✓ Built-in shaver socket and toothbrush charger
- ✓ Slimline electrical panel heaters with ladder towel rail heaters

Internal Finishes

- ✓ Portuguese Vicaima doors
- ✓ Feature wallpaper in bedrooms
- ✓ LED energy-efficient spotlights throughout
- ✓ Brushed stainless steel 2nd fix electrical plates
- ✓ USB-C charging points within electrical plates to bedrooms and lounge areas
- ✓ Slimline electrical panel heaters throughout



Flooring

- ✓ Solid wood flooring in kitchen, living area and hallway
- ✓ Carpets fitted in bedrooms
- ✓ Tiling to bathrooms and en suites



2-Bedroom Apartments

With an opulent open-plan living space, complemented by luxury solid engineered wood flooring, floor-to-ceiling windows and a classy interior design, these two-bed apartments make for a superior residential experience and promise high rental returns.

2-BED APARTMENTS FROM

From £354,950

2-BED SUPERIOR APARTMENTS FROM

From £359,950



2-Bedroom Floor Plan Example





3-Bedroom Superior Apartments

For those looking to maximise their rental income, The Gateway's incredible three-bedroom, two-bathroom apartments present a highly lucrative buy to let opportunity.

A generous living space offering stunning views of the city skyline and three bedrooms that combine convenience with class, shape an altogether excellent investment property.

From £484,950



3-Bedroom Superior Floor Plan Example

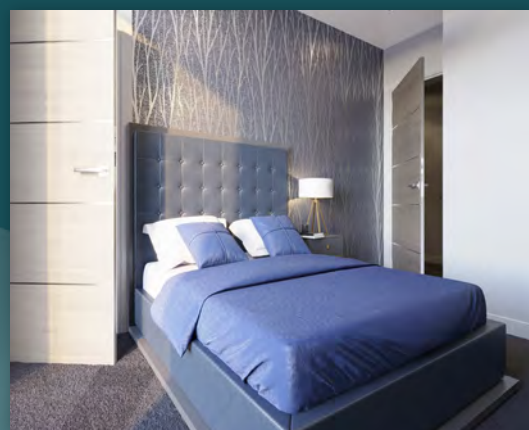


2-Bedroom Townhouses

The stylish two-bedroom townhouses combine contemporary design with everyday practicality. A sleek open-plan kitchen and living area creates a welcoming space for relaxing and entertaining, while large windows fill the space with natural light.

Upstairs, two comfortable bedrooms provide flexibility for sharers, couples, or small families, with each space offering a calm and private retreat finished nicely with modern touches at every turn.

From £399,950



Townhouse Floor Plan Example





Luxury City Living

Determining the value of any buy to let investment is the living standard it offers paying tenants and this development expands the boundaries of what previously characterised luxury city living.

In The Gateway, residents will have access to a range of onsite facilities comparable to those of a five-star hotel, enhancing the value of any investment by ensuring a superior living experience.

Five-Star Facilities



Garden Spa



2 Fully-Equipped Gyms



Multi-Use Fitness Studios



2 Resident's Lounges



Reception & 24/7 Concierge



Landscaping & Terraces



Podcasting & Recording Studio



Communal Kitchen & Dining Area



Skybridges



Work from Home Stations



Extensive Landscaped Green Road Area



Commercial Units Inc. Cafe



Private Dining Areas



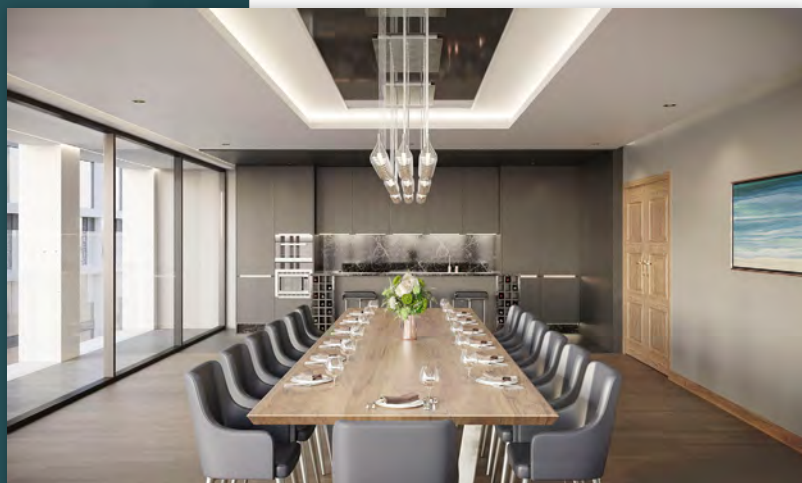
Multi-Media Space



Cinema Room



Onsite Parking

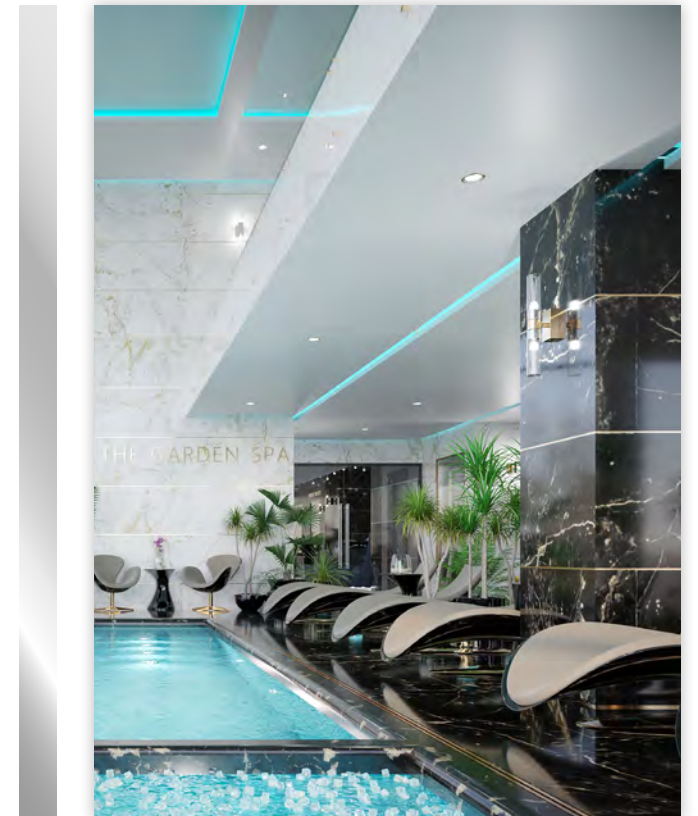


Ensuring Tenant Wellbeing

Accessible to all residents, the centrepiece of this transformative development is undoubtedly the breathtaking Garden Spa, which takes advantage of the tall ceilings on the ground floor.

Offering a sense of serenity away from the buoyant city streets, this tranquil spa offers a variety of state-of-the-art wellness facilities, accessible to residents for a preferential rate.

- ✓ Pool with Water Jets
- ✓ Infra-Red Sauna
- ✓ Turkish Bath Steam Room
- ✓ Ice-Bath Recovery Facility
- ✓ Oxygen Therapy Chamber
- ✓ Immersive Tropical Showers
- ✓ Cryotherapy Chamber
- ✓ Flotation Therapy Tanks
- ✓ Wellness Reception Area





A Future-Proof Investment

All apartments in The Gateway will have a guaranteed EPC rating of C or above thanks to the range of cutting-edge technologies that make this a cost-effective, eco-friendly investment.

By generating its own electricity and reducing heating bills through energy-saving technology, The Gateway will have a low service charge for investors, while appealing to a growing population of eco-conscious tenants.



Cutting-Edge Eco-Features

- PV Array Solar Panels
- Air Source Heat Pump
- Heat Insulation
- Energy-Efficient LED Lighting
- Mechanical Ventilation Heat Recovery System

A Green Street in the City

The Gateway creates a ‘green street’ within the heart of the city. Landscaped break-out spaces on both the ground and upper floors of the development create varying layers and textures to generate a visual spectacle for tenants.

Distinctive zones are accessible through multiple pathways illuminated by stylish outdoor lighting, leading the way to several lawns embellished with large trees, grasses, ornamental planting, seating areas, water features and rocks.

In a first for the Liverpool property scene, each pair of The Gateway’s four residential towers will be linked by a naturally landscaped seventh-floor sky bridge, commanding exceptional views of the surrounding city and providing a great place to relax in the summer months.



Landscaped sky bridges will provide links between the buildings, decorated with cascading shrubs and trees of different heights.

Key Investment Figures



Apartment Example: 2-Bed Superior Apartment

- Property Price **£359,950**
- Estimated Monthly Rent **£1,950*1**
- Estimated Annual Rental Income **£23,400**

Projected Fees:

- Service Charge Est **£4 per SQFT**
- Management Fees **8% + VAT**
- Ground Rent **Zero**

Further Investment Details:

- Leasehold Term **999 Years**
- Construction Commenced **Q4 2023**
- Estimated Completion From **Q1 2027**

*1 £1,950 is projected in 3.5 years after the rental assurance has ended.

Payment Structures

Option 1:

- £5,000** Reservation Deposit
- 10%** on Exchange
- 10%** on Stage (by 16th November 2026)
- 80%** on Completion (Minus £5k Reservation Deposit)

Option 2:

- £5,000** Reservation Deposit
- Minimum 40%+** on Exchange
- Remainder on Completion** (Minus £5k Reservation Deposit)
- Receive 5% Interest** on Deposited Funds Deducted off Purchase Price



The Gateway apartments come with a 999-year leasehold term, zero ground rent, management fees of 8% + VAT, and an estimated service charge of around £4 per ft².

Service charges normally cover costs such as building insurance, ongoing maintenance of communal spaces, concierge services, and sinking fund contributions.

SECURE INDOOR PARKING IS ALSO AVAILABLE FROM £29,950



Reservation Process

Once you’ve selected your unit(s) with the help of your relationship manager, please complete the reservation agreement and return it with a copy of your passport. At this time, you also need to pay a reservation deposit of £5,000 by transfer, debit or credit card.

Once your relationship manager has received your paperwork and deposit, you’ll then be assisted through exchange, stage payment, and completion.

You will need to instruct a solicitor. Your solicitor will advise you of the paperwork required from you – please return this promptly so the process moves as quickly as possible.

All Units

Day 1

Pay £5,000 Reservation Deposit

Day 1

Complete Reservation Form

Within 24 Hours

Instruct Solicitor

Within 21 Days

Exchange Payment

November 2026

Stage Payment As Per Your Unit

Q1 2027

Completion Payment

Developer

Based in the North West, Legacie Developments is one of the largest privately-owned property developers in the UK.

Consisting of a vast team of highly experienced individuals, skilled in all aspects of property, Legacie has an extensive portfolio of completed residential and commercial properties.

Legacie works with some of the biggest and best partners in the industry, from housebuilders to engineering firms. Forming long-lasting relationships throughout the sector, Legacie brings unrivalled value to the market, tenants, and investors.



The Gateway

Location: Liverpool, Pumpfields
Est. Completion: Q1 2027

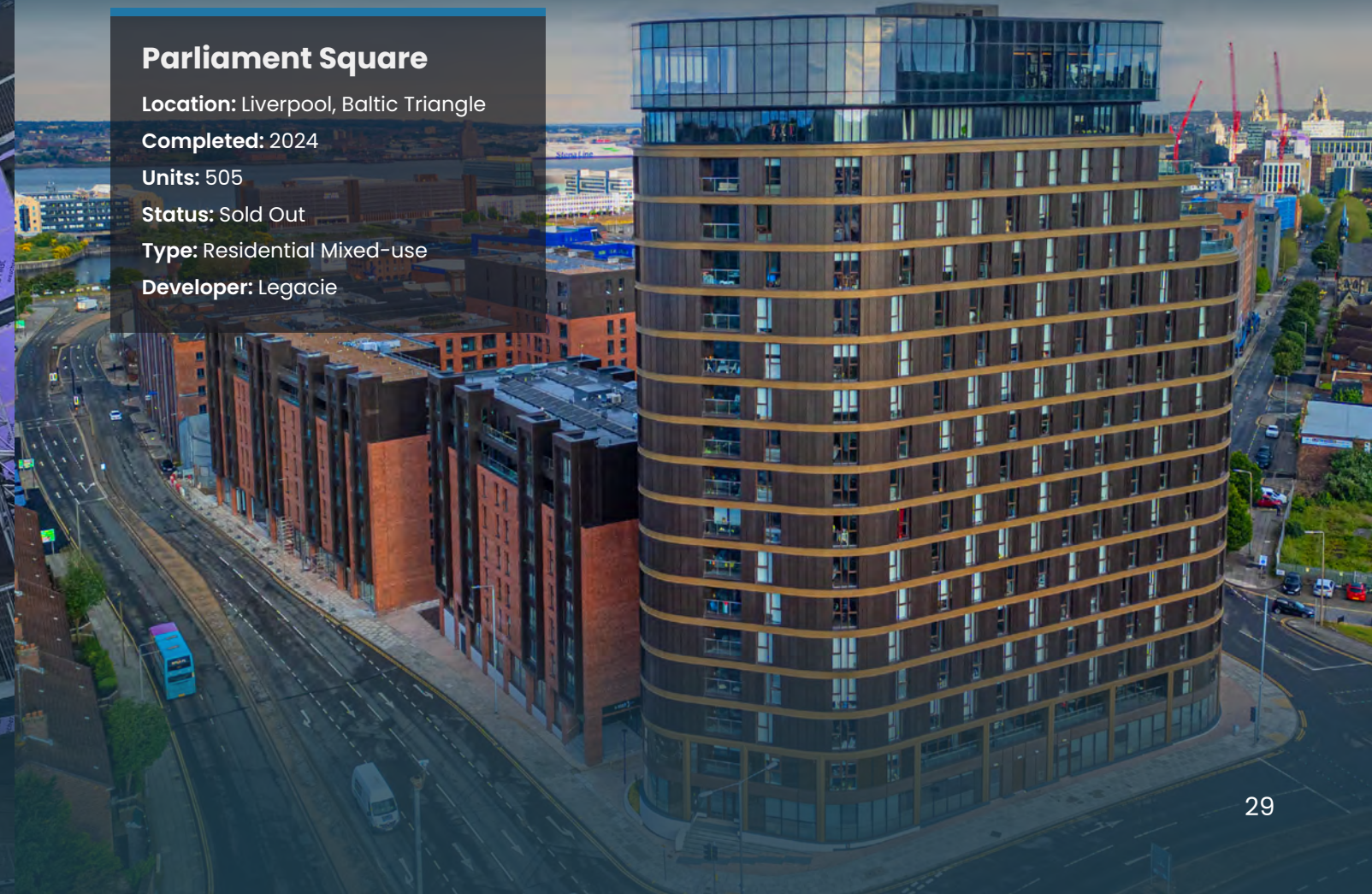
Units: 664
Status: Under Construction
Type: Residential Mixed-use
Developer: Legacie

legacie



Parliament Square

Location: Liverpool, Baltic Triangle
Completed: 2024
Units: 505
Status: Sold Out
Type: Residential Mixed-use
Developer: Legacie



Disclaimer

This guide was written in April 2026. Since this date, information in this guide may have changed. Please note that past performance is no guarantee of future performance. The value of investments may fall as well as rise and that you may not get back the amount originally invested.

The information contained in the guide has been prepared without reference to any particular user's investment requirements or financial situation. Potential investors are encouraged to consult with professional tax, legal, and financial advisors before making any investment.

Investors will not have access to the Financial Services Compensation Scheme (FSCS). Investments such as these are speculative and involve substantial risks to consider before investing, outlined in the respective offering materials and including, but not limited to, illiquidity, lack of diversification and complete loss of capital.