



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Investment Report

Persimmon Homes

River Walk, Bromborough

River Walk Bromborough

River Walk in Bromborough, Wirral, offers a stunning collection of 2, 3, and 4-bedroom new-build homes designed for first-time buyers and growing families. We have hand-picked the 3-bed houses for our investors.

Situated on the eastern edge of Bromborough, the development combines village charm with modern convenience, providing easy access to local shops, supermarkets, cafés, and nearby Bebington's amenities. With excellent transport links, Liverpool city centre is just a short journey away via road, rail, or ferry — making River Walk ideal for commuters and those seeking a well-connected lifestyle.

River Walk combines convenience, quality, and attractive returns—making it a rare and rewarding investment opportunity.





Investment Overview

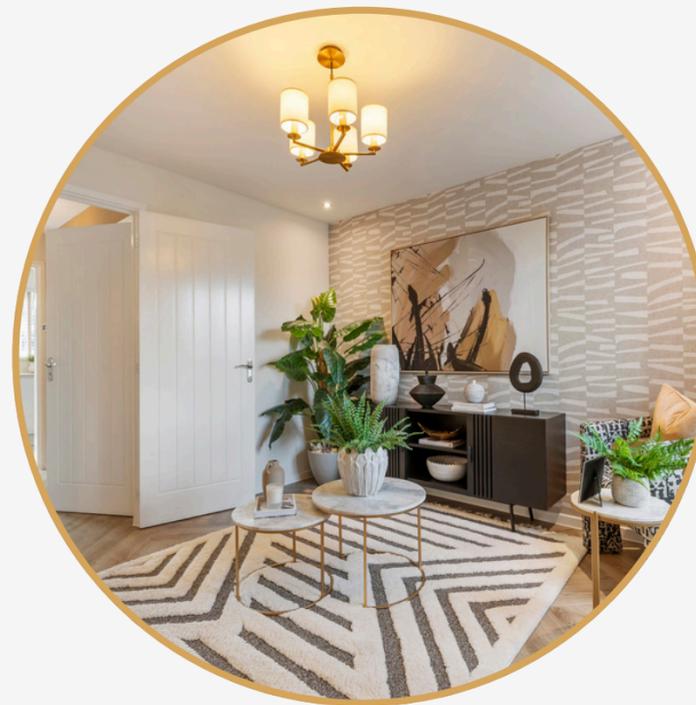


Invest in Bromborough

Perfectly positioned for both relaxation and recreation, River Walk is close to a variety of attractions and green spaces. Culture lovers can enjoy the Lady Lever Art Gallery in Port Sunlight, while nature enthusiasts have easy access to Port Sunlight River Park, Shorefields Nature Park, and Royden Country Park for walking trails, gardens, and family picnics. Whether you're looking for a stylish new-build home near Liverpool, a property surrounded by outdoor beauty, or a peaceful location with excellent connectivity, River Walk offers the best of both worlds in one highly desirable setting.



Investment Overview



Price Range:

£274,995 - £279,995

Your Price:

£242,000 - £246,000

Unit Types:

3 Bed Houses

Gross Yield: 6%

Year 1 Rental ROI (Rental Profit): 5.4%-5.6%

Completion Date:

December 2025

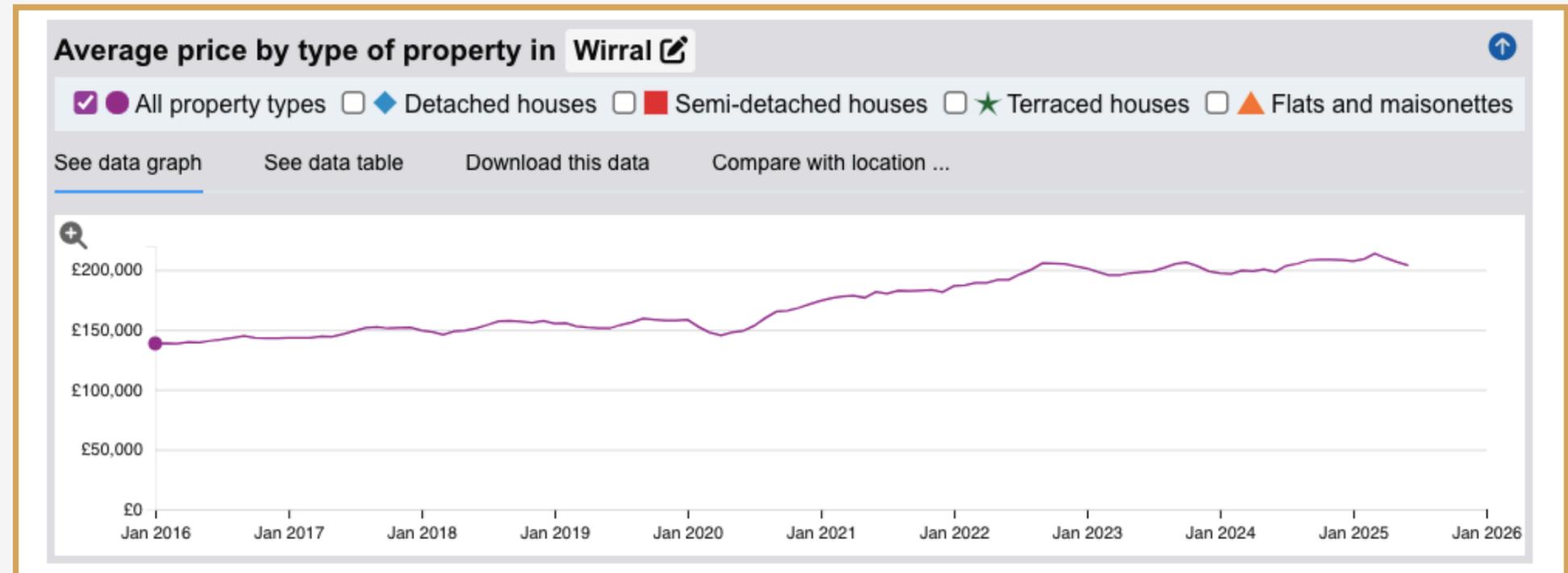


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Bromborough Capital Growth

Local data underscores moderate recent growth, with CH62 showing a 3.3% gain year-on-year. Growth in recent years has come prior to the significant institutional investment into both the Wirral and Liverpool.

Taken together, investors in Bromborough can reasonably anticipate mid-to-high double-digit capital growth over the next five years, potentially ranging from 20% to 30%, driven by both regional momentum and ongoing development-led uplift.



Future Capital Growth



Drawing from regional macro forecasts, property values across the North West—including Wirral—are expected to rise by around 31.2% between 2025 and 2029. Given Bromborough’s position within this growth corridor—bolstered by major regeneration projects like Wirral Waters, Birkenhead 2040 Framework, and Liverpool Waters —stronger-than-average appreciation is very much expected. Savills Capital Value Forecast expects the North West to perform the strongest in terms of capital growth over the next 5 years.

	2025	2026	2027	2028	2029	5 years total
North West	☁️ 2.5%	☀️ 5.0%	☀️ 7.0%	☀️ 7.0%	☀️ 6.5%	31.2%
Scotland	☁️ 2.5%	☀️ 5.5%	☀️ 6.5%	☀️ 6.5%	☀️ 5.5%	29.4%
Wales	☁️ 3.0%	☀️ 5.5%	☀️ 6.0%	☀️ 6.0%	☀️ 5.0%	28.2%
Yorkshire and The Humber	☁️ 2.0%	☁️ 4.5%	☀️ 6.5%	☀️ 6.5%	☀️ 6.0%	28.2%
West Midlands	☁️ 2.5%	☀️ 5.0%	☀️ 6.0%	☀️ 6.0%	☀️ 5.5%	27.6%
North East	☁️ 2.0%	☁️ 4.5%	☀️ 6.0%	☀️ 6.0%	☀️ 5.5%	26.4%
UK	☁️ 1.0%	☁️ 4.0%	☀️ 6.0%	☀️ 6.0%	☀️ 5.5%	24.5%
South East	☁️ 1.0%	☁️ 3.5%	☀️ 5.0%	☀️ 5.0%	☁️ 4.5%	20.4%
South West	☁️ 0.0%	☁️ 3.0%	☀️ 5.0%	☀️ 5.5%	☀️ 5.5%	20.4%
East Midlands	☁️ -1.0%	☁️ 3.5%	☀️ 5.5%	☀️ 6.0%	☀️ 5.0%	20.3%
East of England	☁️ -1.0%	☁️ 3.0%	☀️ 5.5%	☀️ 5.5%	☀️ 5.0%	19.2%
London	☁️ 0.0%	☁️ 2.5%	☁️ 4.5%	☁️ 4.0%	☁️ 3.5%	15.3%

River Walk

Address: River Walk, Marshall Close, Bromborough Pool, Wirral, Merseyside, CH62 4AD

Options: 3 Bed Houses available for Investor Opportunity.

Bromborough is a great place to live thanks to its perfect mix of affordability, lifestyle, and connectivity. With green spaces, top-rated schools, great local amenities, and fast links to Liverpool and Chester, it's a hotspot for families and professionals — and a prime area for long-term property growth.



Key Features

Layout & Living Space: Bright, open-plan kitchen/dining area with direct garden access, front-aspect living room, enclosed porch, ground-floor WC, multiple storage cupboards.

- **Bedrooms & Bathrooms:** Top-floor master with en suite plus two additional bedrooms and a family bathroom fitted with modern fixtures.

- **Parking:** Allocated parking included.

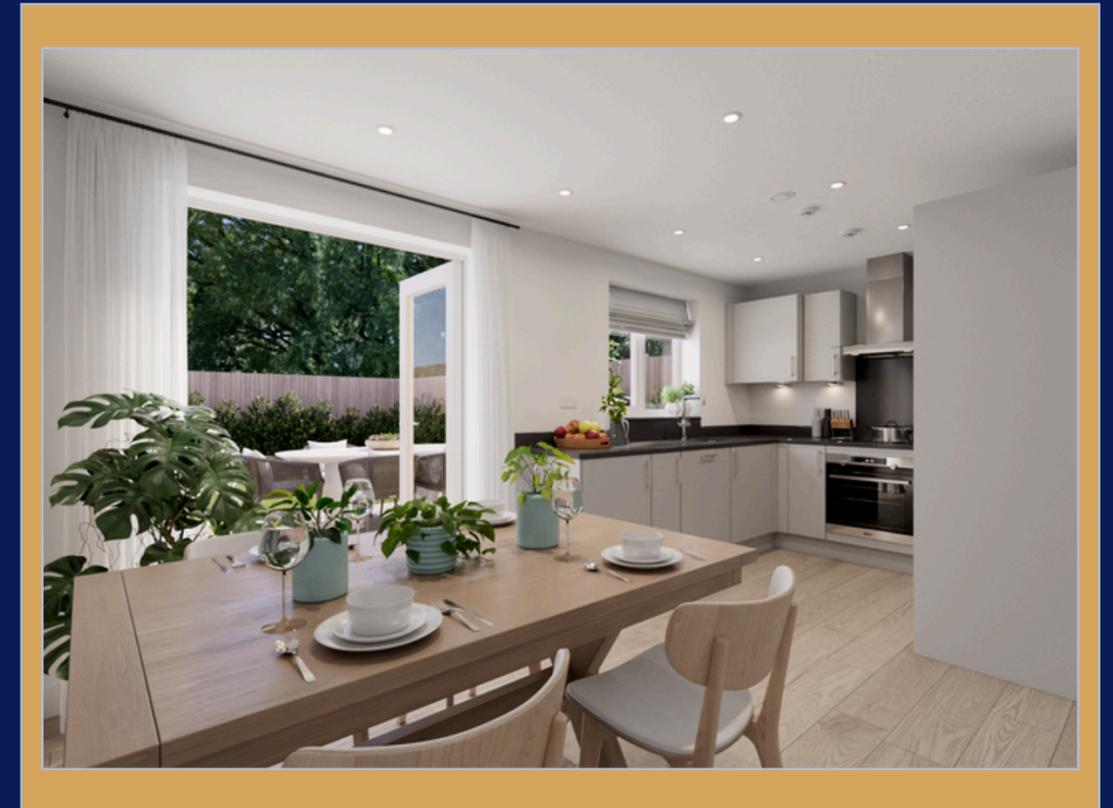
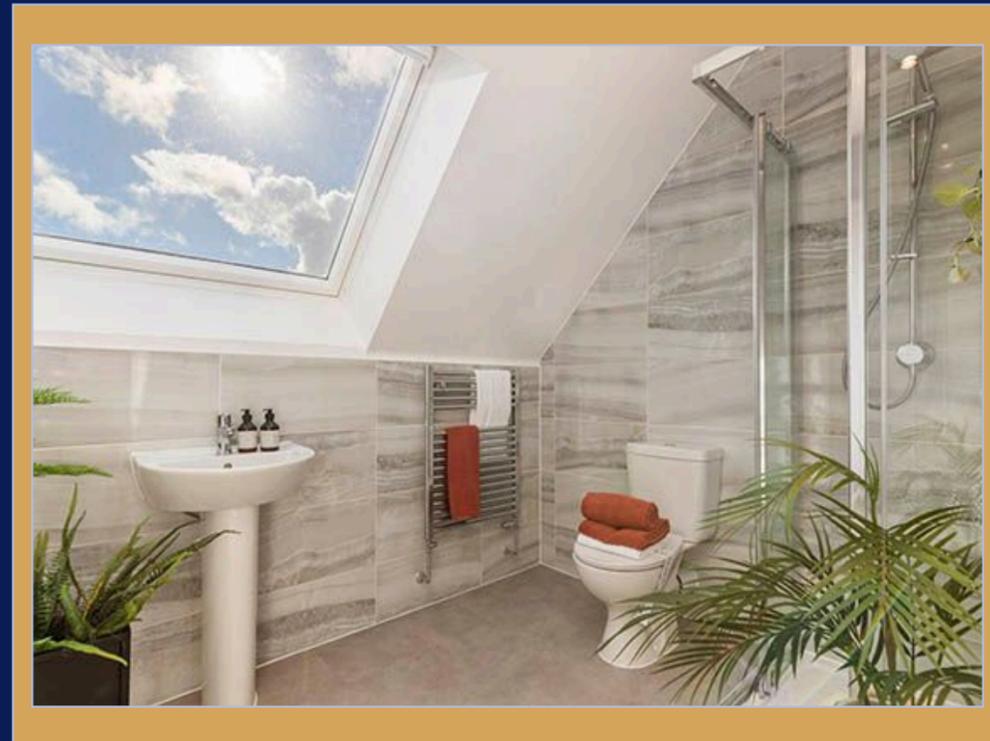
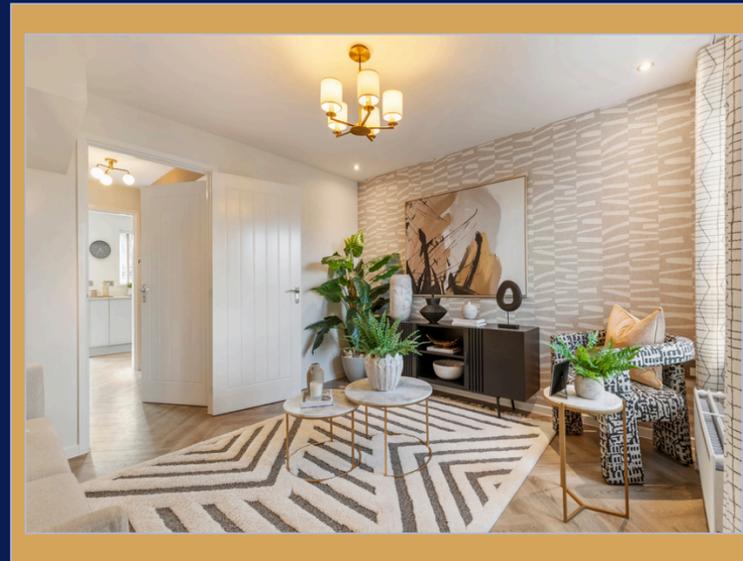
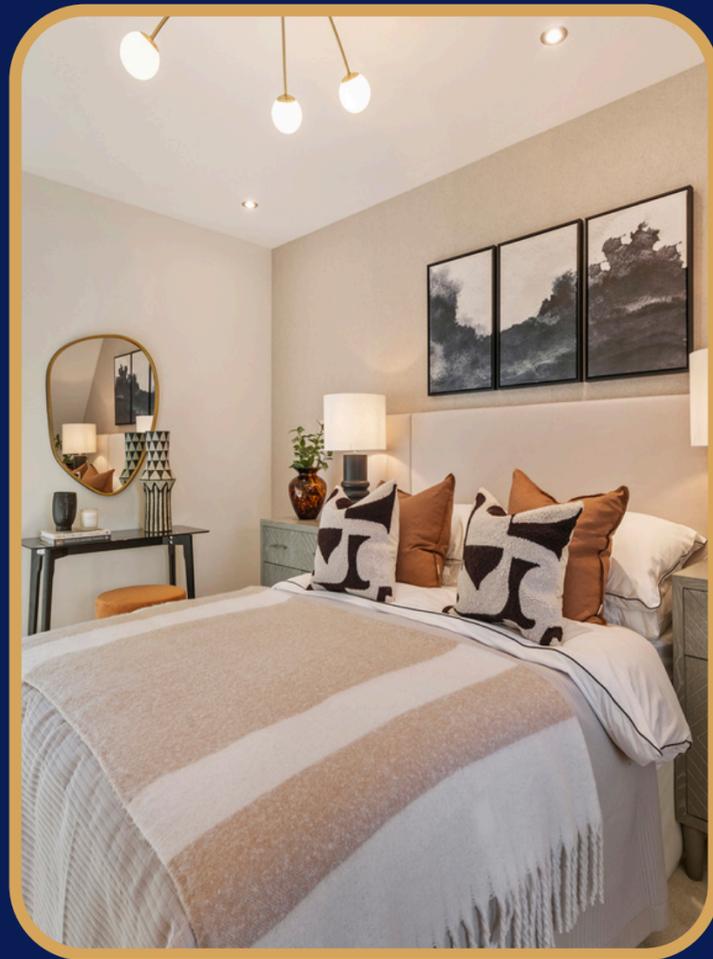
- **Efficiency:** Designed to be energy-efficient.



The Development



The Development



Additional Details:



Builder Warranty:
10 Year NHBC Build
Warranty

Build Complete -
simultaneous
exchange and
completion

Freehold Houses

Estimated Estate
Charge:
£12.50 Per month

Completion Dates:
Q4 2025

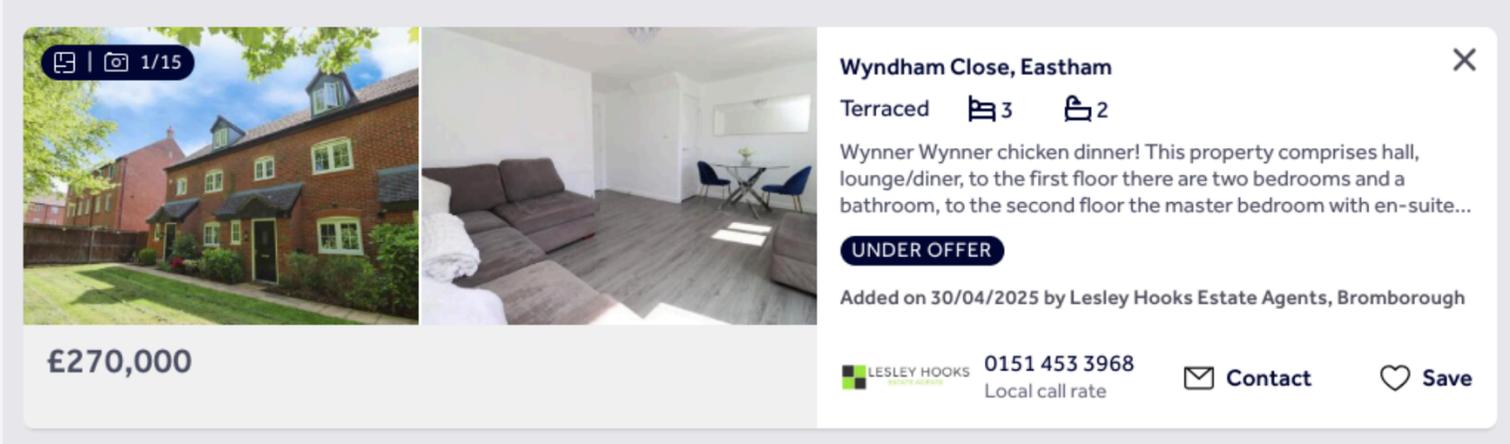
Parking:
Allocated Parking
Included

Ground Rent
N/A

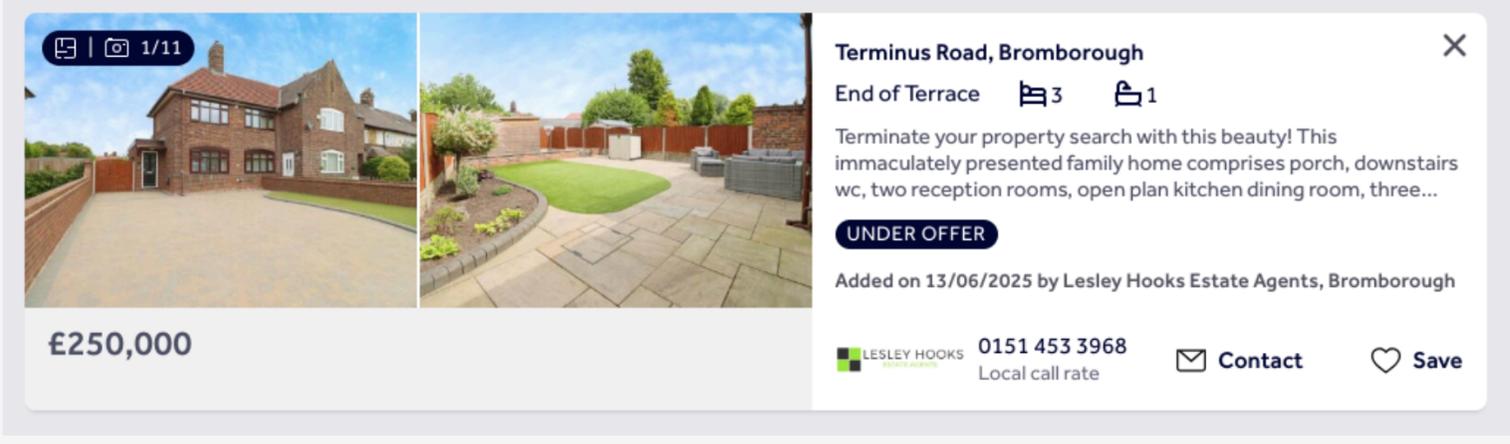
Furniture Pack:
N/A

Start your research: Market Value

It's essential when looking at this that we compare like for like properties. Here are some similar 3 Bed Houses in Bromborough. On Rightmove, 3 Bed end of terraced are priced at £270,000, with semi-detached houses going up to £375,000.



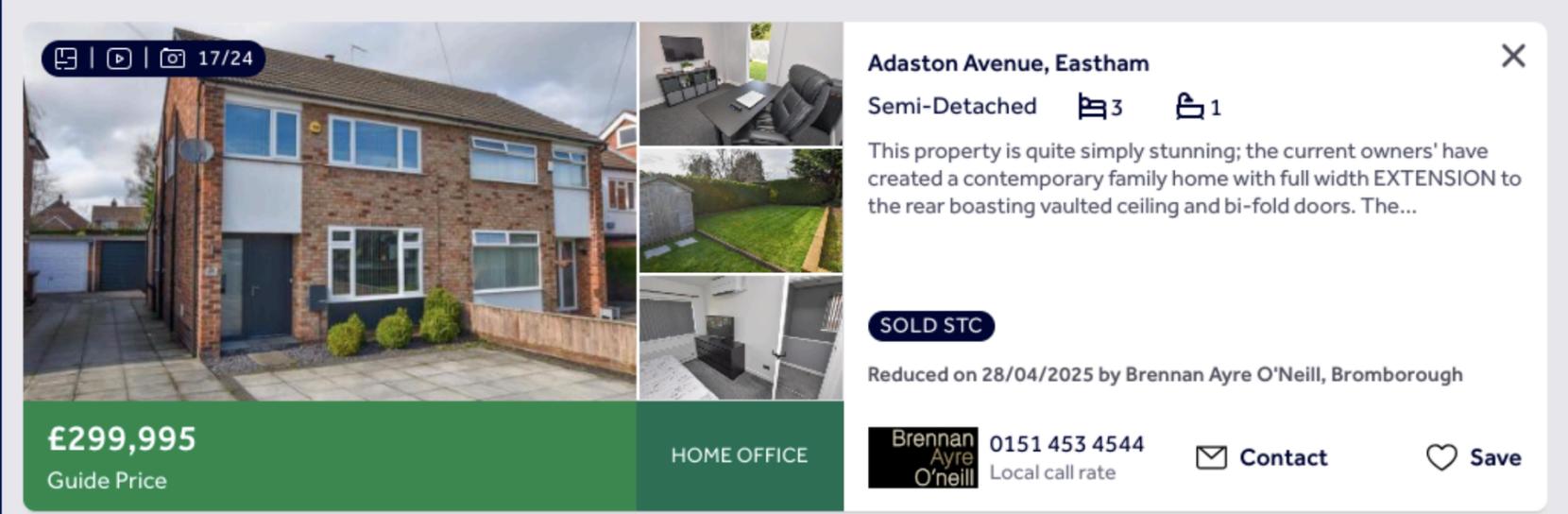
Wyndham Close, Eastham
Terraced 3 2
Wynner Wynner chicken dinner! This property comprises hall, lounge/diner, to the first floor there are two bedrooms and a bathroom, to the second floor the master bedroom with en-suite...
UNDER OFFER
Added on 30/04/2025 by Lesley Hooks Estate Agents, Bromborough
LESLEY HOOKS 0151 453 3968 Local call rate Contact Save



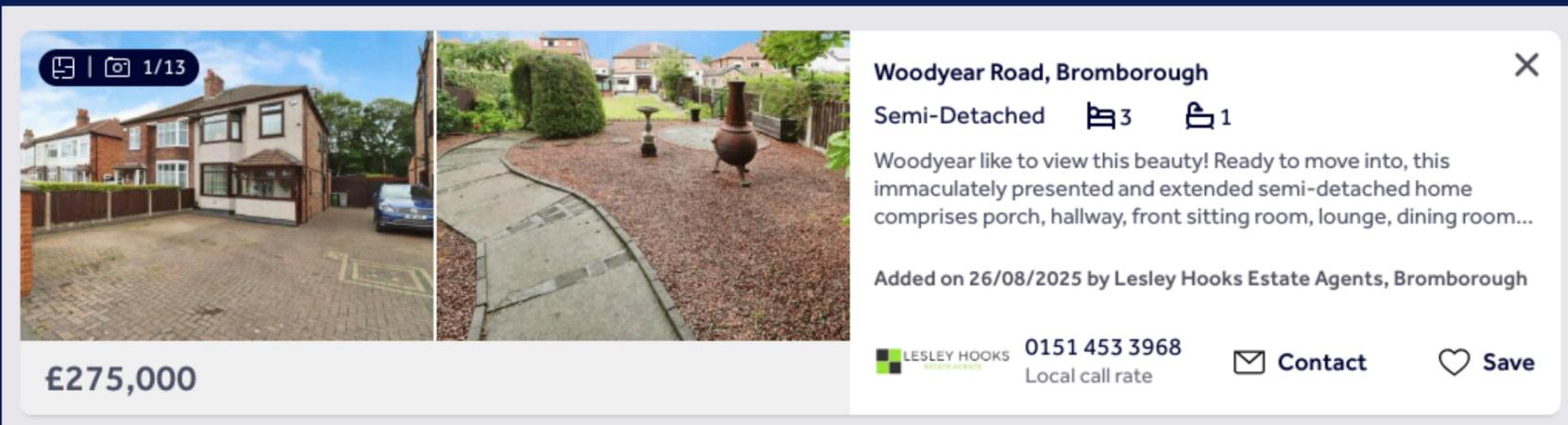
Terminus Road, Bromborough
End of Terrace 3 1
Terminate your property search with this beauty! This immaculately presented family home comprises porch, downstairs wc, two reception rooms, open plan kitchen dining room, three...
UNDER OFFER
Added on 13/06/2025 by Lesley Hooks Estate Agents, Bromborough
LESLEY HOOKS 0151 453 3968 Local call rate Contact Save



Wyndham Close, Eastham, Wirral
Semi-Detached 3 2
An immaculately presented home which overlooks Eastham Country Park to the front. Tucked away at the end of a cul-de-sac with off road parking, an extended three storey town house whic...
Reduced on 09/05/2025 by Karl Tatler Estate Agents, Bebington
KT 0151 453 4152 Local call rate Contact Save



Adaston Avenue, Eastham
Semi-Detached 3 1
This property is quite simply stunning; the current owners' have created a contemporary family home with full width EXTENSION to the rear boasting vaulted ceiling and bi-fold doors. The...
SOLD STC
Reduced on 28/04/2025 by Brennan Ayre O'Neill, Bromborough
Brennan Ayre O'Neill 0151 453 4544 Local call rate Contact Save
HOME OFFICE



Woodyear Road, Bromborough
Semi-Detached 3 1
Woodyear like to view this beauty! Ready to move into, this immaculately presented and extended semi-detached home comprises porch, hallway, front sitting room, lounge, dining room...
Added on 26/08/2025 by Lesley Hooks Estate Agents, Bromborough
LESLEY HOOKS 0151 453 3968 Local call rate Contact Save

Rental Income Research



There is a clear lack of quality homes to rent in and around this area of the Wirral, meaning demand should be extremely high for these properties. Most quality 3 Bed Houses are renting for between £1200-£1375 Per month.



Allport Lane, Bromborough, Wirral ✕
Semi-Detached
Available to let; this immaculately presented semi-detached property that is located close to Bromborough Village, local schools and is within easy reach of the M53 motorway, trains stations and...
LET AGREED
Added on 22/07/2025 by Constables, Neston
 0151 453 1316 **Contact** **Save**
Local call rate



Marshall Close, Pool Lane, Bromborough ✕
House
****AVAILABLE WITH ZERO DEPOSIT REPLACEMENT GUARANTEE**** On the gorgeous Persimmon home estate you will find The Mosley property which is a 3 bedroom, 3 storey house...
LET AGREED
Added on 27/08/2025 by Jones & Chapman - Lettings, Bebington
 0151 453 4248 **Contact** **Save**
Local call rate



Port Causeway, Bromborough ✕
End of Terrace
Martin and Co are delighted to bring to the market this spacious 3 bed end terrace located in a sought after Bromborough location close to local amenities, schools and travel links. The ground floor...
Added yesterday by Martin & Co, Wirral Bebington
 0151 453 5235 **Contact** **Save**
Local call rate



Teehey Close, Wirral ✕
House
Vista Abode are delighted to bring to the rental market this beautifully presented, modern semi-detached home, ideally located in the heart of Bebington. This stylish property offers a...
Added on 29/08/2025 by Vista Abode, Cheshire
 0151 317 9177 **Contact** **Save**
Local call rate



Higher Bebington Road, Bebington ✕
Semi-Detached
Say High to your new home! Offering spacious, light and airy living that is ready to move into. The layout comprises hallway, lounge, dining room, fitted kitchen with appliances, three good size...
LET AGREED
Added on 20/08/2025 by Lesley Hooks Estate Agents, Bebington
 0151 453 7889 **Contact** **Save**
Local call rate

£1,300 pcm
£300 pw

£1,200 pcm
£277 pw

£1,375 pcm
£317 pw

£1,200 pcm
£277 pw

£1,200 pcm
£277 pw

How can we help?



If you have any questions about the opportunity, we'd be delighted to help. Feel free to contact your representative or reach out to our sales team using the details below.

 Sales@fraterpropertypartners.com

 (+44) 0161 5330 441

Disclaimer: the details contained in this document are for guidance purposes only. Any photographs, figures, plans and illustrations are to give you a general indication of the proposed development. Mortgage applications are subject to status and no guarantee can be made that an applicant will obtain a mortgage. Frater Property Partners is not and will not provide financial advice under the regulations of the financial services authority and we recommend that before making any decisions based on the information provided, that you should seek specialist advice.

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