

# Drill Hall, Lower Dock Street, Newport, Gwent, Wales, NP20

Auction Guide Price +++ £185,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- RESI PLANNING GRANTED
- GDV - £2,291,500 | RENT - £186,300 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY to convert this ICONIC BUILDING into 9 x LUXURY FLATS with a GDV of circa £2.3M | Potential RENT £186,300 pa

# Drill Hall, Lower Dock Street, Newport, Gwent, Wales, NP20 1EF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Drill Hall, Lower Dock Street, Newport, Wales NP20 1EF

Lot Number 67

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

The Grade II Listed Drill hall which was completed in 1901 was the headquarters for the 3rd Monmouthshire Rifle Volunteer Corps. The hall was decommissioned in the 1960s and has been used as a religious building until a fire severely damaged it in March 2018. The property which is located on the corner of Lower Dock St and Caroline St, close to Newport city centre. Sold with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

PLANNING GRANTED | 9 FLATS

Planning has been granted to convert this iconic property into a scheme of 9 luxury flats with a small commercial element.  
We understand the GDV is in the region of £2.3m

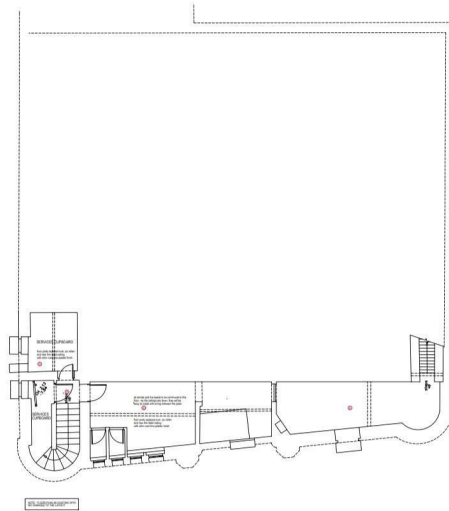
FLAT 1 – 2 BED | 66m<sup>2</sup>  
FLAT 2 – 2 BED | 63.5m<sup>2</sup>  
FLAT 3 – 1 BED | 49m<sup>2</sup>  
FLAT 4 – 2 BED | 67m<sup>2</sup>  
FLAT 5 – 2 BED | 76m<sup>2</sup>  
FLAT 6 – 1 BED | 58m<sup>2</sup>  
FLAT 7 – 1 BED | 67m<sup>2</sup>  
FLAT 8 – 2 BED | 79m<sup>2</sup>  
FLAT 9 – 2 BED | 81m<sup>2</sup>  
GYMNASIUM / OFFICE SPACE | 93.5m<sup>2</sup>

### COMMERCIAL

Interested parties may wish to investigate further planning and change of use on the commercial element to create additional residential flats.  
Subject to consents

Newport City Centre Masterplan Area and the EOI Form for the grants earmarked for the development has been included in the Legal pack.  
We understand that The Drill Hall is within the “Core City” regeneration region for the Place-maker Grants.

## Floor plan



## EPC Chart

9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.