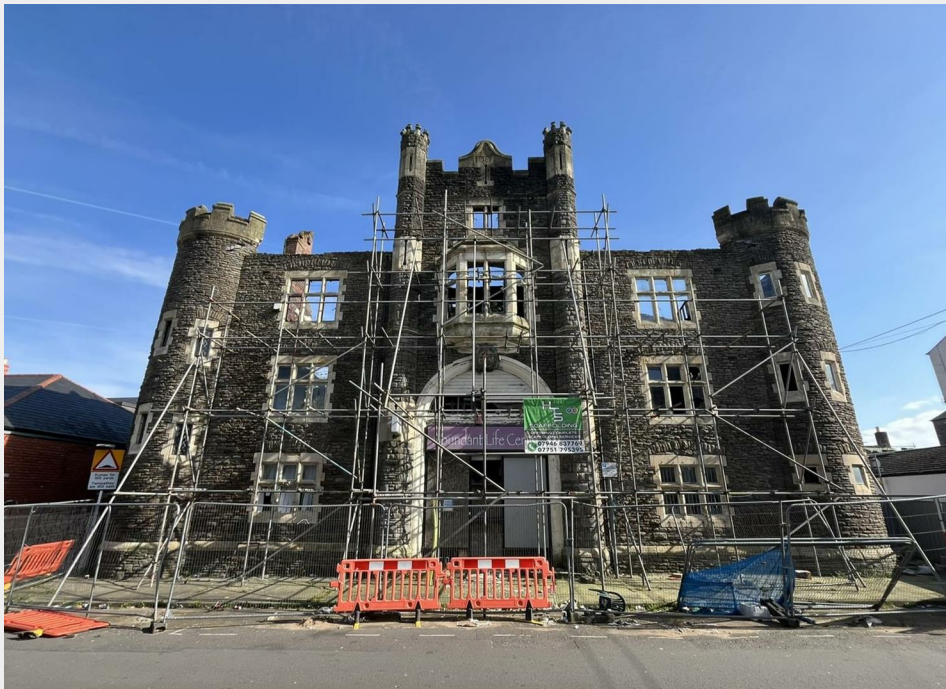


Drill Hall, Lower Dock Street, Newport, Gwent, Wales, NP20

Sold Prior £120,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH MARCH 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD PRIOR TO ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- RESI PLANNING GRANTED
- GDV - £2,291,500 | RENT - £186,300 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH 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

*** SOLD PRIOR TO ONLINE AUCTION ***

GUIDE PRICE £140,000 +++
SOLD @ £120,000

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

Lot Number 44

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th March 2026 @ 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

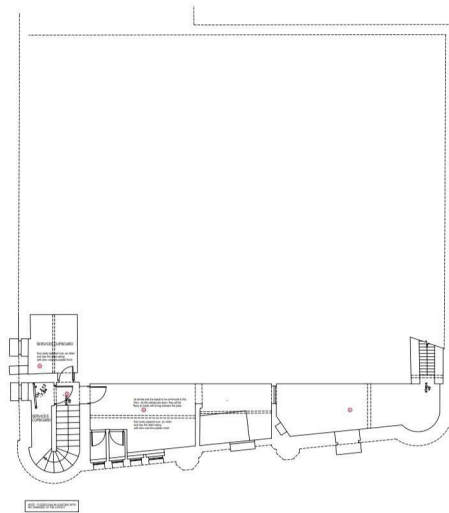
FLAT 1 – 2 BED | 66m²
FLAT 2 – 2 BED | 63.5m²
FLAT 3 – 1 BED | 49m²
FLAT 4 – 2 BED | 67m²
FLAT 5 – 2 BED | 76m²
FLAT 6 – 1 BED | 58m²
FLAT 7 – 1 BED | 67m²
FLAT 8 – 2 BED | 79m²
FLAT 9 – 2 BED | 81m²
GYMNASIUM / OFFICE SPACE | 93.5m²

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

**hollis
morgan**

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.