

Lot 29, 5 & 7 Wilder Road, Ilfracombe,

Devon EX34 8BL

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Commercial, Residential & Development Opportunity

- Former Funeral Parlour with an office on the first floor
- Includes garage at the front of the property
- Change of Use and Redevelopment opportunities including Residential, Medical and Professional Offices (subject to consents)
- Busy town centre location
- Nearby occupiers include The Co-operative Food, Lidl, Boots, Subway, Costa Coffee and a range of independent businesses
- VAT not applicable

Lot

29

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Retail, Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles

11 miles north of Barnstaple, 38 miles north-west of Exeter, 45 miles west of Taunton

Roads

A361, A39, M5 (Junction 27)

Rail

Barnstaple Railway Station

Air

Exeter International Airport

Situation

Ilfracombe is a popular and well established coastal town in North Devon, situated approximately 11 miles north of Barnstaple and 38 miles north-west of Exeter. The property occupies a prominent position on the south side of Wilder Road (A361), one of the town's principal thoroughfares, within walking distance of Ilfracombe Harbour, the seafront and the town centre. Nearby occupiers include The Co-operative Food, Lidl, Boots, Subway, Costa Coffee and a range of independent retailers, cafés and leisure operators.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a former funeral parlour arranged on the ground floor and offices on the first floor. The property also benefits from a garage at the front of the property.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to full residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with (<https://ilfracombetowncouncil.gov.uk/>).

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground First	Commercial Office	236.00 166.30	(2,540) (1,790)	VACANT
Total		402.30	(4,330)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.
(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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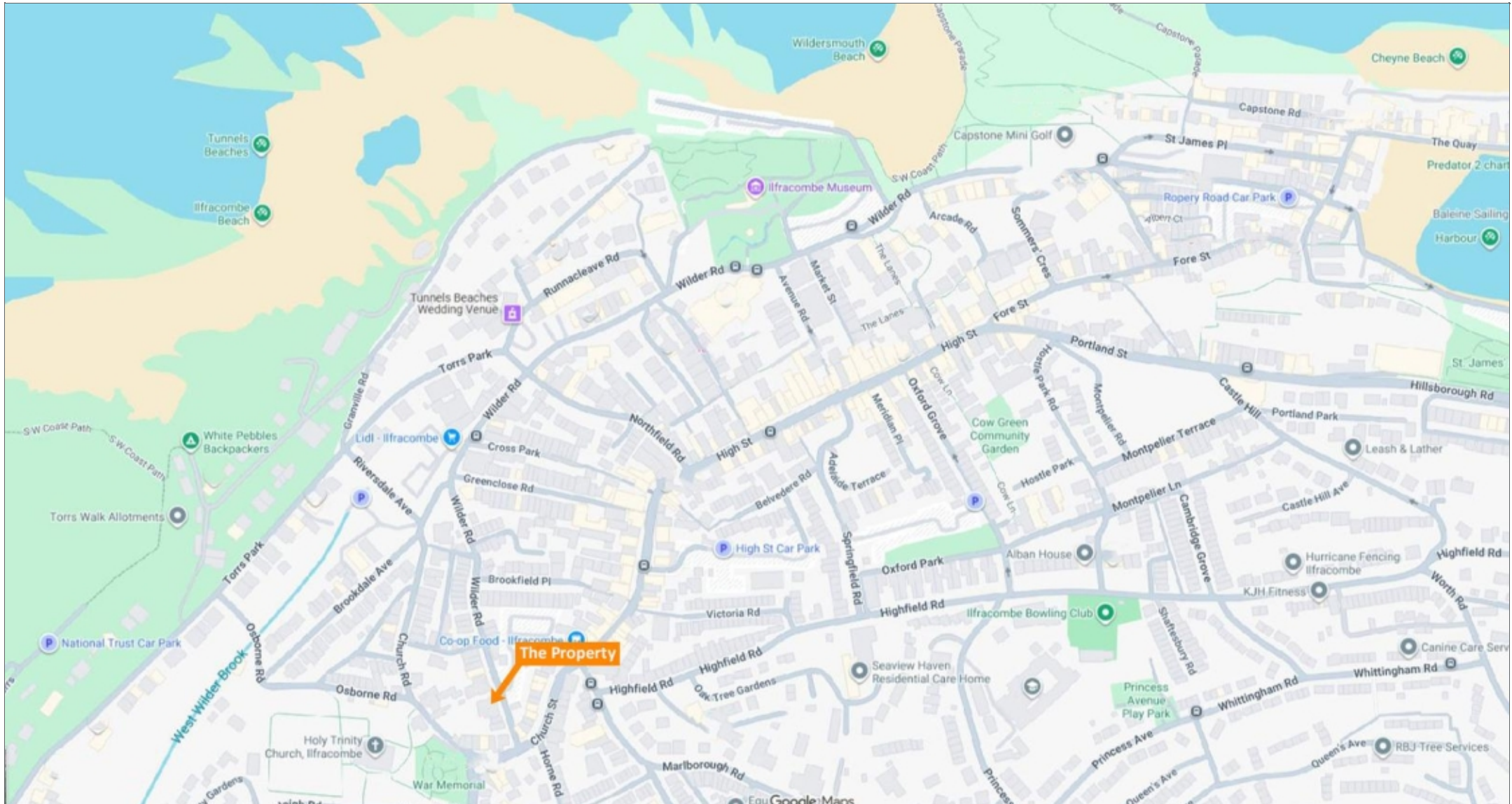
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2024