

Energy performance certificate (EPC)

127 Bolton Road
ASHTON-IN-MAKERFIELD
WN4 8AE

Energy rating

C

Valid until: 29 January 2036

Certificate number: 7635-6608-2077-9802-8296

Property type Retail/Financial and Professional Services

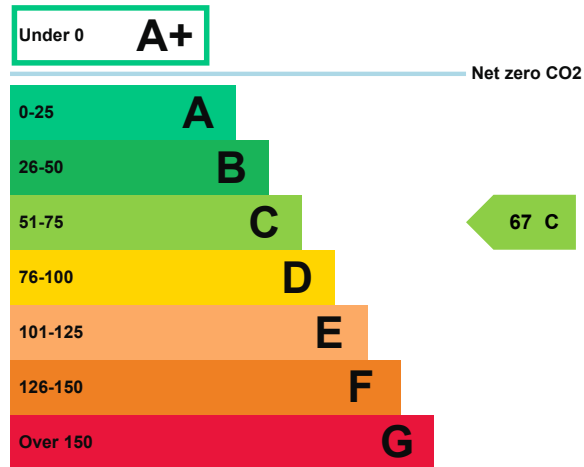
Total floor area 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

63 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	40.68
Primary energy use (kWh/m ² per year)	261

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2991-6234-3060-9956-3342\)](/energy-certificate/2991-6234-3060-9956-3342).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Matt Fay
Telephone	07718 285 708
Email	matt@mpf-energy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028258
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	MPF Energy Solutions Ltd
Employer address	19 Greenside Chase, Bury, BL9 9GR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 January 2026
Date of certificate	30 January 2026