

Energy performance certificate (EPC)

4 Well House Barns Chester Road BROUGHTON CH4 0DH	Energy rating C	Valid until: 7 December 2032
		Certificate number: 9491-1184-9688-8533-0006

Property type **B1 Offices and Workshop businesses**

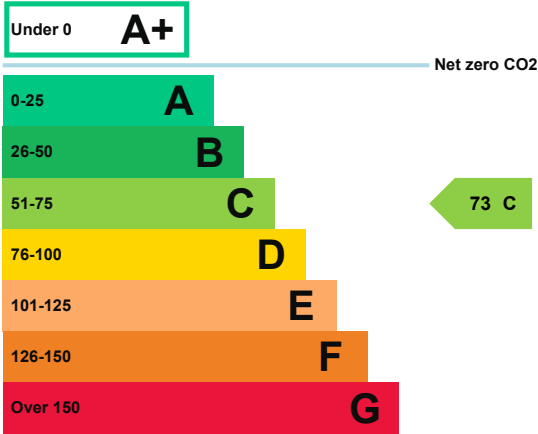
Total floor area **76 square metres**

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

25 A

If typical of the existing stock

82 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	70.93
Primary energy use (kWh/m2 per year)	420

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9452-4721-4846-0989-0584\)](/energy-certificate/9452-4721-4846-0989-0584).

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	Ioan Jones
Telephone	07712 235191
Email	ioan@castleepc.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/011777
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Castle EPC
Employer address	2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 December 2022
Date of certificate	8 December 2022
