

Energy performance certificate (EPC)

58 Ince Green Lane Ince Wigan WN2 2AR	Energy rating	Valid until: 7 February 2036
	E	Certificate number: 2440-9515-5488-2086-6673

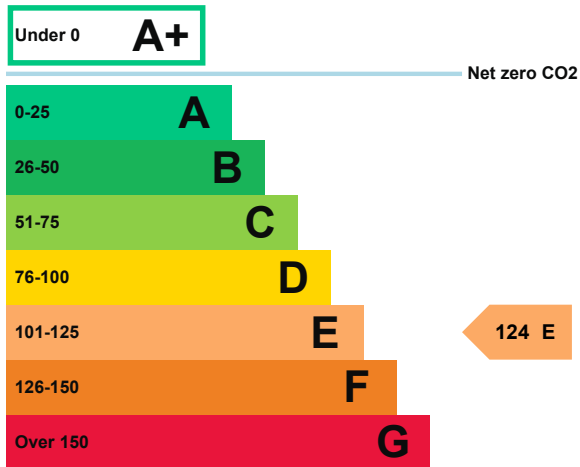
Property type	Retail/Financial and Professional Services
Total floor area	61 square metres

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 E.



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

20 A

If typical of the existing stock

80 D

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)	39.48
Primary energy use (kWh/m ² per year)	263

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7881-4019-6660-5285-6430\)](/energy-certificate/7881-4019-6660-5285-6430).

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	Neil Williams
Telephone	07815 084780
Email	neilwilliams@btinternet.com

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/019696
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Neil Williams EPC
Employer address	Elmhurst Energy Stsrems Ltd, 16, St Johns Business Park, Lutterworth, LE17 4HB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 February 2026
Date of certificate	8 February 2026