

# Energy performance certificate (EPC)

Dallam 1  
Folly Lane  
Bewsey And Whitecross  
WARRINGTON  
WA5 0ND

Energy rating

E

Valid until: 16 April 2036

Certificate number: 0204-0790-8349-7238-1321

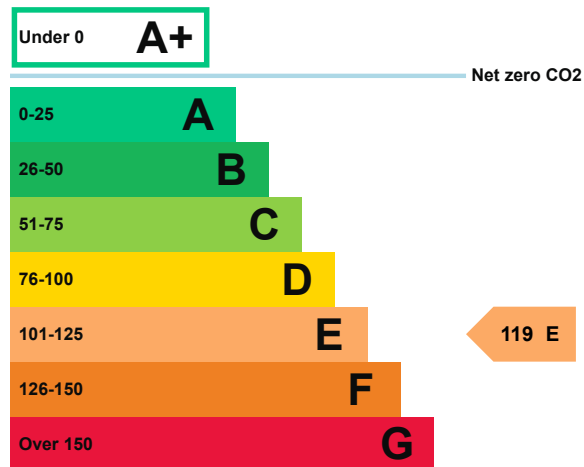
Property type General Industrial and Special Industrial Groups  
Total floor area 4,765 square metres

## 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

22 A

If typical of the existing stock

88 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 <sub>2</sub> /m <sup>2</sup> per year) | 50.57                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 298                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2352-8417-6521-2995-5207\)](/energy-certificate/2352-8417-6521-2995-5207).

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## 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 | Timothy Havard                                                                   |
| Telephone       | 07580978368                                                                      |
| Email           | <a href="mailto:oakbrookconsultants@gmail.com">oakbrookconsultants@gmail.com</a> |

### 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/010360                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | The Oakbrook Consultancy Ltd                              |
| Employer address       | 6 Burjen Way, Crewe, Cheshire, CW1 3TP                    |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 14 April 2026                                             |
| Date of certificate    | 17 April 2026                                             |

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