



# OXTON ESTATES LTD

PROPERTY OWNERS & CONSULTANTS • FREEHOLD MANAGEMENT

**By E Mail.**

**Date 28th March 2024.**

**Reference: 56 Christchurch Road  
Oxton. Prenton. CH43 5SF**

**With Compliments**

**For Information  
New EPC Certificate**

Marine House  
27 Woodchurch Road  
Birkenhead, Wirral CH42 9LG

Tel: 0151 653 6090

Email: [oxtonestatesltd@btinternet.com](mailto:oxtonestatesltd@btinternet.com)

[[oxtonestateagents@btinternet.com](mailto:oxtonestateagents@btinternet.com)]

Website: [www.oxtonestates.com](http://www.oxtonestates.com)

Consultant - Martin Walford F.R.I.C.S



Energy performance certificate (EPC)

56 Christchurch Road  
OXTON  
CH43 5SF

Energy rating

D

Valid until:

27 March 2034

Certificate number:

8419-7493-2261-0864-3615

Property type	Retail/Financial and Professional Services
Total floor area	74 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 D.

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.

The figure shows the Energy Performance Certificate (EPC) rating scale. It consists of a vertical bar with eight horizontal segments, each representing a rating from A+ to G. The segments are color-coded: A+ (light green), A (green), B (dark green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). To the left of the bar, the score ranges are listed: Under 0 for A+, 0-25 for A, 26-50 for B, 51-75 for C, 76-100 for D, 101-125 for E, 126-150 for F, and Over 150 for G. A horizontal line labeled 'Net zero CO2' is positioned between the A and B segments. A yellow arrow points to the D segment, which is labeled '98 D'.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/8419-7493-2261-0864-3615?print=true>

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## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	40.66
Primary energy use (kWh/m2 per year)	427

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2438-9646-9353-0221-2192\)](#).

## 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	Michael Jones
Telephone	0151 645 1744
Email	<a href="mailto:epc@dualhi.co.uk">epc@dualhi.co.uk</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/019550
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Dual Home Inspectors
Employer address	399 Old Chester Road, Birkenhead, CH42 2DU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2024
Date of certificate	28 March 2024