

Find an energy certificate (/)

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Energy performance certificate (EPC)

463 Preston Road Clayton-le-Woods CHORLEY PR6 7JD	Energy rating D	Valid until: 6 October 2035
		Certificate number: 6835-6420-4209-0983-1202

Property type

Semi-detached house

Total floor area

99 square metres

Rules on letting this property

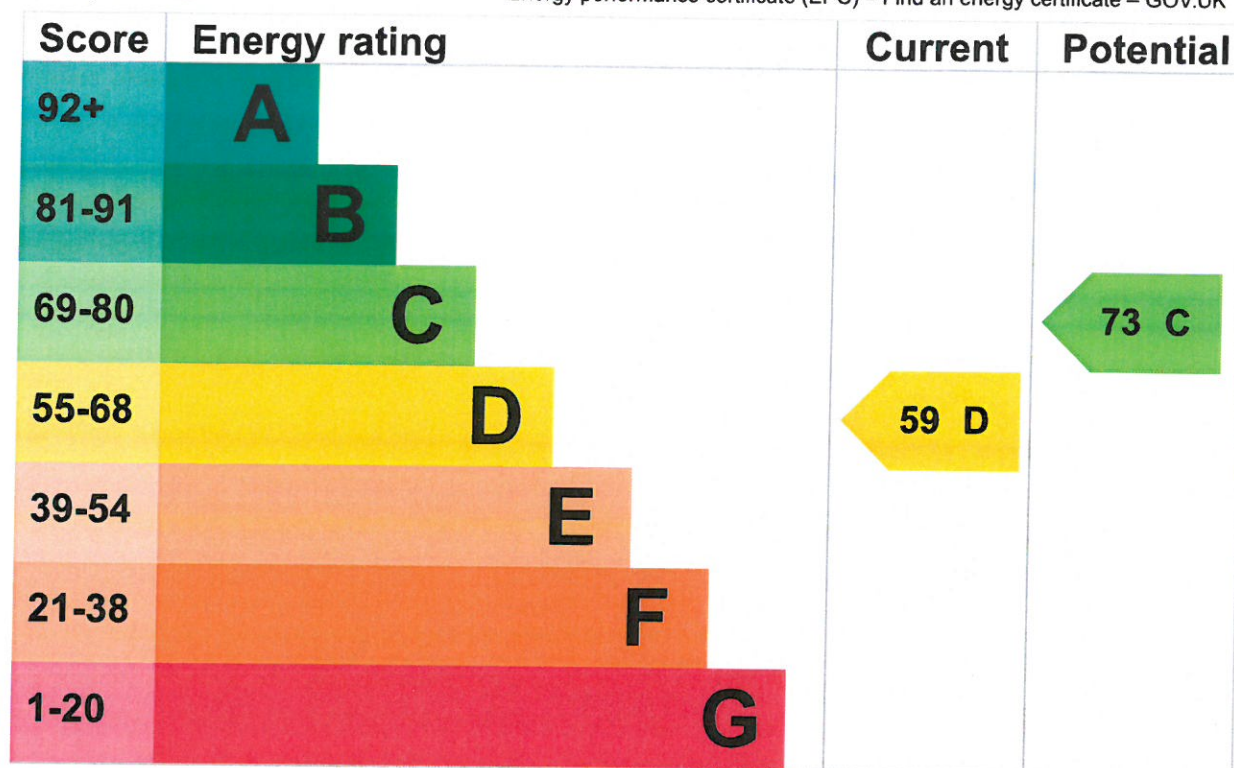
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Partial double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,790 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £452 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,002 kWh per year for heating
- 3,200 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

4.5 tonnes of CO₂

This property's potential production

3.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£900 - £1,200

Typical yearly saving

£64

Potential rating after completing step 1

61 D

Step 2: Floor insulation (suspended floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£94

Potential rating after completing steps 1 and 2

62 D

Step 3: Floor insulation (solid floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£71

Potential rating after completing steps 1 to 3

64 D

Step 4: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£20 - £40

Typical yearly saving

£21

Potential rating after completing steps 1 to 4

64 D

Step 5: Heating controls (room thermostat)

Typical installation cost

£220 - £250

Typical yearly saving

£79

Potential rating after completing steps 1 to 5

66 D

Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,500

Typical yearly saving

£123

Potential rating after completing steps 1 to 6

69 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£222

Potential rating after completing steps 1 to 773 C

Advice on making energy saving improvements[Get detailed recommendations and cost estimates](#)**Help paying for energy saving improvements**

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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

Sarfaraz Patel

Telephone

07470635431

Emailskyforceepc@hotmail.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/031919

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

7 October 2025

Date of certificate

7 October 2025

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Service performance \(/service-performance\)](#)



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