Jameson
AND PARTNERS LTD

AUTUMN / WINTER 2026

Altrincham's period homes

Tips to increase your property EPC Rating

Should over 65's pay stamp duty?

ALTRINCHAM'S PERIOD HOMES

Altrincham is abundant with them and they're very popular with homebuyers. So much so, a 2024 Rightmove survey revealed that Victorian homes were the most searched-for property style on their platform. And large or small, period homes can command a higher asking price. Even more so if you highlight their period features and balance them with modern conveniences and comforts.

BLEND THE PERIOD WITH THE MODERN

We've sold many period homes where owners have hit the right balance between period charm and modern living. Buyers like to see this and some good examples include:

- Kitchen; integrate state-of-the-art appliances with traditional shaker-style units.
- Bathrooms or en suites; install modern walk-in showers alongside roll-top bathtubs.
- Across the home; period-style column radiators allow more space for showcasing period features while complementing the period surroundings.

THINK BEYOND THE AESTHETIC

If your home has period features, you don't want it running on old, tired systems. Investing in practical solutions for warmth, energy efficiency and comfort will make a big difference. If you haven't already, you might…

- Add secondary glazing to sash windows for extra warmth.
- Upgrade your heating system or improve your loft insulation.
- Include new, modern glazing on any extensions you add to your home such as bi-folding doors or Juliet balconies.

THE PERIOD FEATURES YOU SHOULD BE SHOWING OFF

There are particular period features which homebuyers love. These include high ceilings, original fireplaces, bay windows, decorative cornicing, stained glass and wooden floorboards. It's important you don't overdo your interior so that these period features get lost.
Instead, you should:

- Scale back or reposition your furniture to allow your best period features to stand out.
- Make sure a fireplace is as much part of the room's composition as your sofa or bed.
- Keep furniture set back from bay windows to showcase the bay and help the natural light flood the room.
- To emphasise a high ceiling, hang chandeliers or decorative pendant lights.
- If you're lucky enough to have original floorboards in your home, sand them, oil them and show them off as much as possible.

Investing in practical solutions for warmth, energy efficiency and comfort will make a big difference.

STAGING YOUR PERIOD HOME

When the time comes to sell your period home, you want it to look stunning. And it goes without saying you should check and address anything that's faulty, cracked, or peeling before selling. Then, for that extra bit of period home flair, these touches will make a big difference.

- Avoid grey colours. Instead, choose warm neutral tones (chalky beige, eggshell, taupe). And keep rich, sophisticated colours or patterned wallpapers to feature walls or alcoves.
- Add textiles for richness and comfort. Think curtains, plush cushions and throws in a range of textures like velvet, wool, and linen.
- Spend time cleaning and clearing your fireplaces, and make sure they're not hidden behind bulky furniture.
- Clear clutter from off the floor and make room for a rug. Persian or oriental rugs over wooden floorboards give a room instant sophistication, plus we want homebuyers to see the space!
- And don't neglect the front of your property. Give your front door a good clean or repaint if it needs it. Why not polish the brass fittings on the door, until they shine. And clear your driveway of weeds. You want to give viewers a lovely first welcome.

If you're looking to sell your period home, contact us for a FREE valuation. We can advise what your house is worth and the small changes you could make now, to ensure it sells for the best price when the time comes.

0161 941 4445
07858 183 675 (text only)

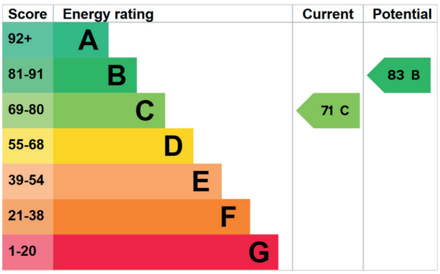
TIPS TO INCREASE YOUR **PROPERTY EPC RATING**

Your property EPC rating can affect your property's overall value. And with EPC ratings being actively weighed into today's property purchasing decisions by buyers, all homeowners should properly understand them.

WHAT IS AN EPC RATING?

Launched in 2007, an Energy Performance Certificate (EPC) is a legal document which rates the running costs of a property in terms of energy efficiency.

The rating is displayed on an A to G scale (see the example below). As well as a current rating for the property, there is also a potential rating in the next column. Should all the EPC assessor's recommendations be applied to the property, the potential rating can be reached.



An EPC is valid for ten years and one is required whenever a property is marketed for sale. If you sell your property with us, we can help you obtain one. An EPC should be in place and made available to buyers as soon as your property goes on the market for sale.

WHAT IS INCLUDED IN AN EPC ASSESSMENT?

As well as your property's energy efficiency rating, the EPC includes a breakdown of each property feature's energy performance. The EPC assessor is looking at how these features use and lose energy. This covers walls, the roof, windows, your main heating system, any main heating controls, lighting, floors, hot water, air tightness and any secondary heating systems (for example multi-fuel stoves or an open fireplace).

WHY DO EPC RATINGS MATTER?

Today's homebuyers are much more aware of energy efficiency. And that's in large part down to the cost of living. They know the property they want to buy, their budget and what they can afford in terms of living costs. Homes that have already had significant building work completed, including new heating systems, are more attractive in today's market.

SO, WHAT CAN YOU DO TO IMPROVE YOUR EPC RATING?

Install loft insulation

Loft insulation is one of the most cost effective ways to reduce heat loss and energy waste. It's where anyone worried about their EPC rating should start. Good loft insulation can take your property up a whole EPC rating grade. It pays to get a professional installer to check and insulate your loft, using the correct materials to today's correct thickness.

Upgrade from single glazing to double glazing New glazing is an excellent investment and will add value to your property. Double glazing lasts between 20 and 35 years and will massively improve your property's energy efficiency, too. It keeps warm air in, reduces draughts and can increase your property EPC rating by nearly a full grade.

Replace your old boiler

If you have a boiler that keeps failing and is near the end of its lifespan, it makes sense to replace it. You'll benefit from an improved EPC rating, and you'll save on repair and running costs. If your boiler is old but works well and you have good insulation, then you have a decision to make. Perhaps your current EPC rating is hovering just below the band above. In this case, a new boiler could push your property into the higher EPC band.

But before you rush out to change your boiler, check your property's insulation first. A new boiler on its own won't make much of a difference to your EPC rating if your insulation remains poor.

Install solar panels

If your budget allows, installing solar panels will propel your property up the EPC ratings. Many sources highlight that a 4kW solar system (a common size for small-to-medium households, the equivalent of 8-10 high-efficiency solar panels) can add up to 15 points on your EPC. If, for example, your property was in Band E, this will take your property up to Band D.

Even before looking at the EPC ratings, homes with solar panels are very attractive to today's buyers. Knowing immediately that running costs will be lower, homes with solar panels can command much higher prices on the market.

NO ONE SOLUTION FOR ALL PROPERTIES

It's important to remember that there are lots of different types of property out there, especially in Altrincham. That means the recommendations for improving EPC ratings will vary. Factors impacting the recommendations you receive depend on your property type, property age, property build type and any existing instalments.

SHOULD OVER 65's **PAY STAMP DUTY?**

A report published over the summer revealed that Stamp Duty levies are hampering the decisions of those over 65 to sell and move to a home more suitable for their needs in later life.

STAMP DUTY IS A BARRIER TO MOVING FOR OVER 65S

In the survey done by The Family Building Society, commissioned by the Radix Big Tent Housing Commission as part of their Rightsizing Report, 58% of respondents confirmed they wanted to downsize. However, 49.45% said that they wouldn't move from their current home because of Stamp Duty costs.

THE RIGHTSIZING REPORT

The report reveals that many over 65s are stuck living in unsuitable homes which are either too large or too expensive to maintain. It goes on to highlight that if 'rightsizing' was enabled at the top of the housing ladder, around 870,000 homes could be freed up, helping to ease the national housing crisis.

THE OPPORTUNITY FOR A STAMP DUTY RELIEF SCHEME

A key part of the report is the suggestion for a pilot Stamp Duty relief scheme, similar to the one offered to first-time buyers.

The proposed scheme would apply to buyers over a certain age threshold (in this case over 65) who are buying a residential property in the UK to replace their main residence. The stamp duty rebate would come into effect once the previous residence is sold, after the purchase of the main residence.

The scheme wouldn't be available to those who own second homes or buy-to-let properties.

MORE SUITABLE HOMES ARE ALSO NEEDED

As well as Stamp Duty costs preventing the over 65s from moving, there's also a lack of suitable homes for this age group to move into. 53% of respondents in the survey agreed with a lack of suitable property options for them.

And when it comes to suitable properties, the report refers to 'rightsizing' as opposed to 'downsizing'. As we live longer and remain independent, many over 65s want to live in their own home. But it needs to be the right home for them in terms of design and layout, not only a smaller home. It also needs to be easy to look after and maintain, without expensive running costs.

Removing the Stamp Duty would certainly help the over 65s to move, but we also need more appropriate properties for our older generation to move into.

Jennifer Jameson | Managing Director

Jameson
AND PARTNERS LTD

The refreshingly different estate agency.

19 The Downs, Altrincham WA14 2QD
0161 941 4445 | 07858 183 675 (text only)

jennifer@jamesonandpartners.co.uk
www.jamesonpartners.co.uk