

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| Unit 5 Crouchmans Business Yard Poynters Lane GREAT WAKERING SS3 9TS | Energy rating C | Valid until: 17 December 2033 |
| | | Certificate number: 1960-1126-1095-2319-4388 |

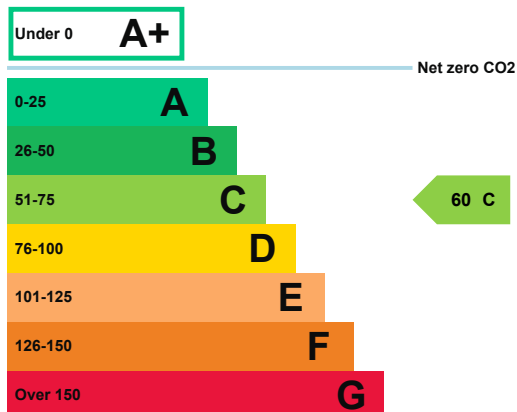
| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 123 square metres |

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 C.



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 | 17 A |
| If typical of the existing stock | 70 C |

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Oil |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 30.15 |
| Primary energy use (kWh/m ² per year) | 148 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6705-7962-6918-9971-5384\)](/energy-certificate/6705-7962-6918-9971-5384).

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 | Kevin Pennock |
| Telephone | 01376 571907 |
| Email | heronpropertys@gmail.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/003634 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Heron Property Services |
| Employer address | 1, Heron Road, Kelvedon, Colchester, Essex. CO5 9NE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 13 December 2023 |
| Date of certificate | 18 December 2023 |