

Energy performance certificate (EPC)

Crows Farm House Barn
Crows Farm
Belchamp Walter
SUDBURY
CO10 7AP

Energy rating

B

Valid until: **15 February 2034**

Certificate number: **0795-5379-2913-1373-6032**

Property type: Storage or Distribution

Total floor area: 504 square metres

Rules on letting this property

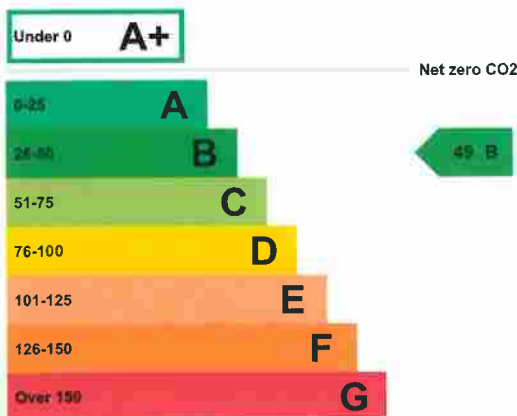
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

0 A

If typical of the existing stock

57 C

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	3.8
Primary energy use (kWh/m ² per year)	34

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9247-7051-3295-1196-8068\)](/energy-certificate/9247-7051-3295-1196-8068).

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 Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk

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/008329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Evaluations & Solutions Ltd
Employer address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 February 2024
Date of certificate	16 February 2024

Energy performance certificate (EPC) recommendation report

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SUDBURY
CO10 7AP

Report number
9247-7051-3295-1196-8068

Valid until
15 February 2034

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

Property and report details

Report issued on	16 February 2024
Total useful floor area	504 square metres
Building environment	Unconditioned
Calculation tool	CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk
Employer's name	Energy Evaluations & Solutions Ltd
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