

Energy performance certificate (EPC)

1 Gaol Lane
SUDBURY
CO10 1JL

Energy rating

C

Valid until:

30 March 2035

Certificate number:

9841-4919-4058-6627-6187

Property type

Retail/Financial and Professional Services

Total floor area

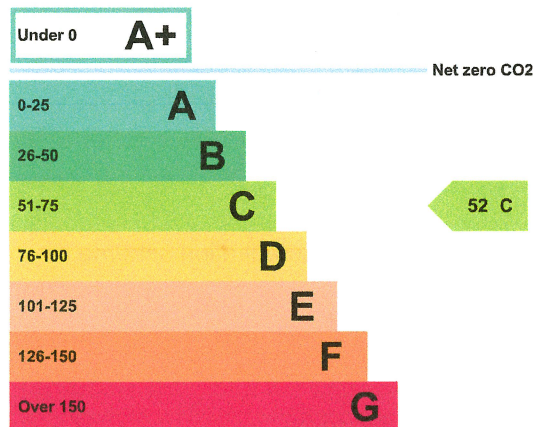
105 square metres

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

3 A

If typical of the existing stock

11 A

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 (kgCO ₂ /m ² per year)	25.96
Primary energy use (kWh/m ² per year)	269

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6487-6457-6215-3122-7902\)](/energy-certificate/6487-6457-6215-3122-7902).

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	robsonm@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	25 March 2025
Date of certificate	31 March 2025

Energy performance certificate (EPC) recommendation report

1 Gaol Lane
SUDBURY
CO10 1JL

Report number
6487-6457-6215-3122-7902

Valid until
30 March 2035

Energy rating and EPC

This property's energy rating is C.

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

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation

Some walls have uninsulated cavities - introduce cavity wall insulation.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Potential impact on carbon emissions

Medium

Consider installing an air source heat pump.

High

Consider installing PV.

Low

Property and report details

Report issued on	31 March 2025
Total useful floor area	105 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.1

Assessor's details

Assessor's name	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.co.uk
Employer's name	Energy Evaluations & Solutions Ltd
Employer's address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor ID	EES/008329
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Accreditation scheme	Elmhurst Energy Systems Ltd
