

Energy performance certificate (EPC)

The Threshing Barn Coates Lane Downley HP13 5UX	Energy rating A	Valid until: 1 August 2034
		Certificate number: 9871-2357-8680-5464-5568

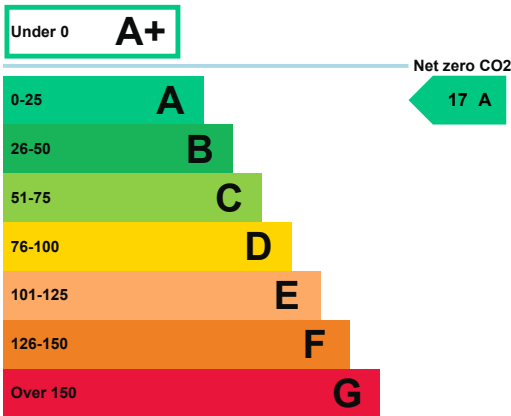
Property type	Offices and Workshop Businesses
Total floor area	173 square metres

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 A.



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	9 A
If typical of the existing stock	36 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	9.02
Primary energy use (kWh/m ² per year)	94

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5660-9114-4726-9635-7007\)](/energy-certificate/5660-9114-4726-9635-7007).

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	Seyedali Mirnajafizadeh
Telephone	01865 378 885
Email	info@erscltd.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/023334
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	ERS Consultants Ltd
Employer address	Suite L, Kidlington Centre, High Street, Kidlington, OX5 2DL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 July 2024
Date of certificate	2 August 2024