

Energy performance certificate (EPC)

Three Horseshoes The Street Charsfield WOODBIDGE IP13 7PY	Energy rating E	Valid until: 11 November 2035
		Certificate number: 8849-1338-1479-6284-9924

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	275 square metres

Rules on letting this property

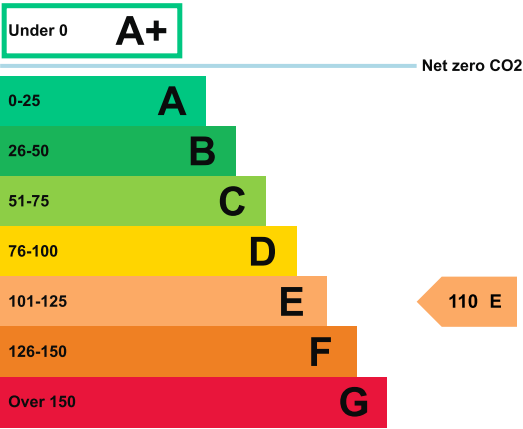
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

30 B

If typical of the existing stock

122 E

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)	103.27
Primary energy use (kWh/m ² per year)	467

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8756-0447-5536-4771-6436\)](/energy-certificate/8756-0447-5536-4771-6436).

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	John Anscomb
Telephone	01473310134
Email	johnanscomb@aol.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/019522
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	John Anscomb
Employer address	1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 November 2025
Date of certificate	12 November 2025