

Energy performance certificate (EPC)

4-6 Shaftoe Street
Haydon Bridge
HEXHAM
NE47 6BJ

Energy rating

D

Valid until:

5 March 2035

Certificate number:

6094-2987-7036-2929-2334

Property type	Hotels
Total floor area	228 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 D.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale is divided into seven color-coded bands: A+ (dark green, 'Under 0'), A (teal, '0-25'), B (green, '26-50'), C (light green, '51-75'), D (yellow, '76-100'), E (orange, '101-125'), F (dark orange, '126-150'), and G (red, 'Over 150'). A blue line labeled 'Net zero CO2' is positioned above the A+ band. A yellow arrow points to the D band, indicating the property's rating, with the score '87 D' written next to it.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	126 F

<https://find-energy-certificate.service.gov.uk/energy-certificate/6094-2987-7036-2929-2334?print=true>

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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)	143.66
Primary energy use (kWh/m ² per year)	548

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4844-7989-4201-1017-3102\)](#).

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	Joshua Kohn
Telephone	01914732289
Email	tyneandwearepc@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/024314
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Tyne and Wear EPC
Employer address	89 Brinkburn Avenue Gateshead NE8 4JU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 March 2025
Date of certificate	6 March 2025