

Energy performance certificate (EPC)

4-5 Haig Court
Haig Road
KNUTSFORD
WA16 8XZ

Energy rating

B

Valid until:

18 March 2034

Certificate number:

8461-2272-9472-7385-1037

Property type	Offices and Workshop Businesses
Total floor area	910 square metres

Rules on letting this property

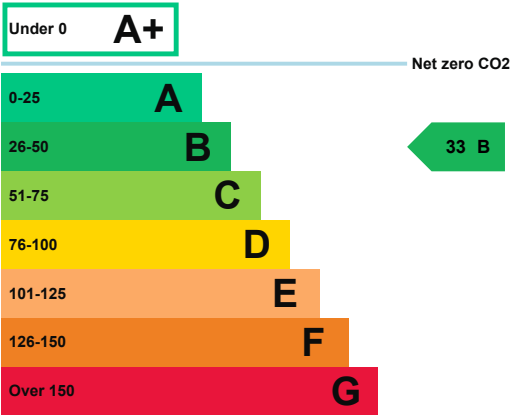
Properties can be let if they have an energy rating from A+ to E.

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	12 A
If typical of the existing stock	46 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	10.56
Primary energy use (kWh/m2 per year)	114

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0778-5658-3468-9482-0473\)](#).

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	Brett Carroll
Telephone	01925 387550
Email	info@cpsurveyors.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/008107
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Cheshire Property Surveyors Ltd
Employer address	Suite 2 11 Eagle Brow Lymm WA13 0LP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 March 2024
Date of certificate	19 March 2024