

Energy performance certificate (EPC)

Hawthorn House
Woodlands Park
Ashton Road
NEWTON-LE-WILLOWS
WA12 0HF

Energy rating

B

Valid until:

4 February 2034

Certificate number: 6660-8491-8254-2278-4437

Property type	Offices and Workshop Businesses
Total floor area	1,554 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each with a rating letter and a score range. A green arrow points to the 'B' rating, which corresponds to a score of 33.

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

Net zero CO2

33 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/6660-8491-8254-2278-4437?print=true>

1/3

How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	44 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	11.17
Primary energy use (kWh/m2 per year)	119

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2818-2409-2869-2399-3637\)](#).

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	Phillip Hartley
Telephone	0113 263 1502
Email	phil@epc-west-yorkshire.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/019626
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Hartley EPC
Employer address	27 Dragon Drive Leeds LS12 4AS
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	1 February 2024
Date of certificate	5 February 2024