

Energy performance certificate (EPC)

2 Bull Pit BRADFORD ON AVON BA15 1NB	Energy rating C	Valid until: 25 November 2035
		Certificate number: 8188-2433-7329-2952-2963

Property type	Retail/Financial and Professional Services
Total floor area	38 square metres

Rules on letting this property

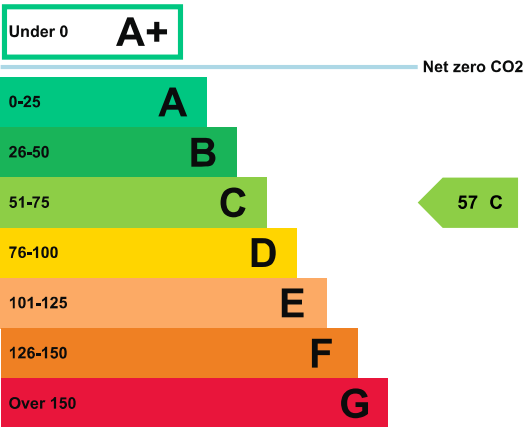
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	7 A
If typical of the existing stock	30 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	45.51
Primary energy use (kWh/m ² per year)	472

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0035-3640-8650-7825-4531\)](/energy-certificate/0035-3640-8650-7825-4531).

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	joanna Knops
Telephone	07833 324159
Email	joknopsdea@joknopsdea.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/001044
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wansdyke Energy Services Ltd
Employer address	Neston Lodge Corsham
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 November 2025
Date of certificate	26 November 2025