

Energy performance certificate (EPC)

Highlander Farm
South Ormsby Road
Tetford
HORNCASTLE
LN9 6QF

Energy rating

E

Valid until:

21 October 2035

Certificate number:

3635-3820-6509-0733-5292

Property type

Detached house

Total floor area

178 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

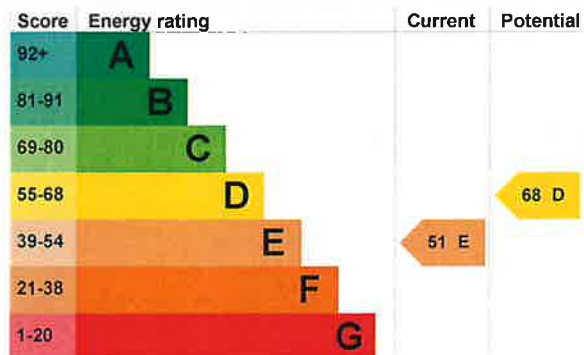
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



How this affects your energy bills

An average household would need to spend **£3,046 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £877 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 29,707 kWh per year for heating
 - 2,878 kWh per year for hot water
-

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	Lee Jones
Telephone	07709790625
Email	lee@ljdivephotography.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/018446
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 October 2025
Date of certificate	22 October 2025
Type of assessment	RdSAP

Energy performance certificate (EPC)

Burghley Barn Highlander Farm Holiday Cottages South Ormsby Road TETFORD LN9 6QF	Energy rating D	Valid until: 21 October 2035
		Certificate number: 9330-2173-9500-2895-1535

Property type	Semi-detached bungalow
Total floor area	111 square metres

Rules on letting this property

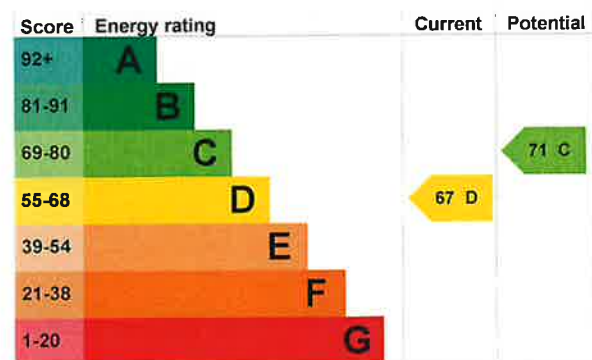
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

How this affects your energy bills

An average household would need to spend **£1,324 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,233 kWh per year for heating
 - 3,004 kWh per year for hot water
-

Who to contact about this certificate

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About this assessment

Assessor's declaration	No related party
Date of assessment	17 October 2025
Date of certificate	22 October 2025
Type of assessment	RdSAP

Energy performance certificate (EPC)

Belvoir Lodge Highlander Farm Holiday Cottages South Ormsby Road Tetford LN9 6QF	Energy rating D	Valid until: 21 October 2035
		Certificate number: 9310-2173-2100-2595-4031

Property type **Semi-detached bungalow**

Total floor area **37 square metres**

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

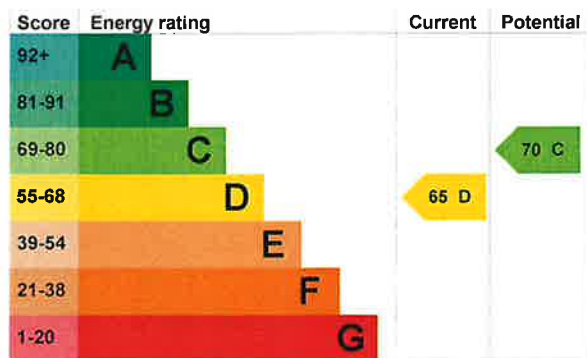
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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the average energy rating is D
the average energy score is 60



How this affects your energy bills

An average household would need to spend **£705 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 3,559 kWh per year for heating
 - 2,051 kWh per year for hot water
-

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About this assessment

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Date of assessment	17 October 2025
Date of certificate	22 October 2025
Type of assessment	RdSAP

Energy performance certificate (EPC)

Belton Cottage Highlander Farm Holiday Cottages South Ormsby Road TETFORD LN9 6QF	Energy rating D	Valid until: 21 October 2035
		Certificate number: 6035-7820-4509-0743-5292

Property type Detached bungalow

Total floor area 55 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

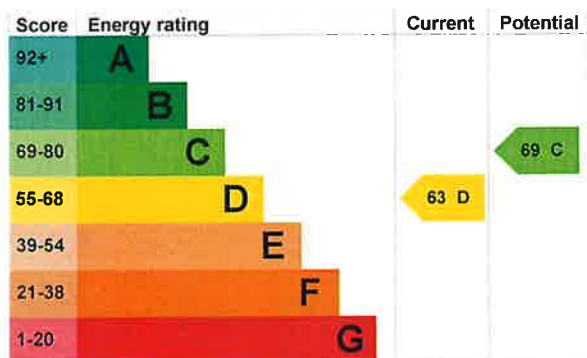
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the average energy score is 60



How this affects your energy bills

An average household would need to spend **£926 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £30 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,332 kWh per year for heating
 - 2,311 kWh per year for hot water
-

Who to contact about this certificate

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