

Energy performance certificate (EPC)

The Green Door 35 Main Street SEDBERGH LA10 5BL	Energy rating D	Valid until: 18 May 2035
		Certificate number: 6765-7152-3081-3694-2112

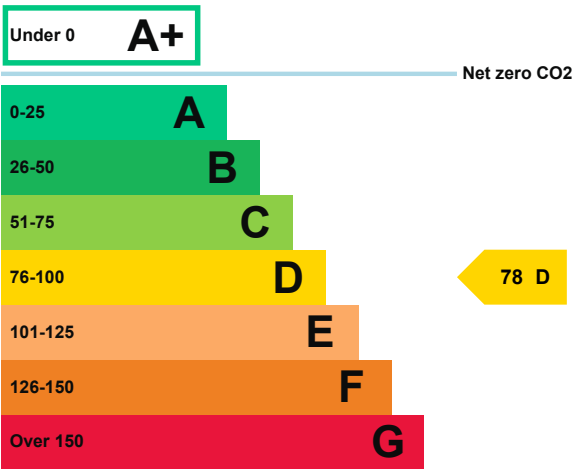
Property type	Retail/Financial and Professional Services
Total floor area	82 square metres

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	90 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	31.14
Primary energy use (kWh/m ² per year)	212

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4679-7660-6727-4677-3964\)](#).

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	Shaun Roberts
Telephone	01942 891 395
Email	urbanenergysolutions@mail.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/004018
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Urban Energy Solutions
Employer address	Davenport Farm Squires Lane Tyldesley Manchester M29 8JF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 May 2025
Date of certificate	19 May 2025