

Energy performance certificate (EPC)

Workshop & Store
Weighbridge Yard
Catfoss Lane
Brandesburton
YO25 8EJ

Energy rating

C

Valid until: 17 February 2036

Certificate number: 9738-8519-9588-7799-3691

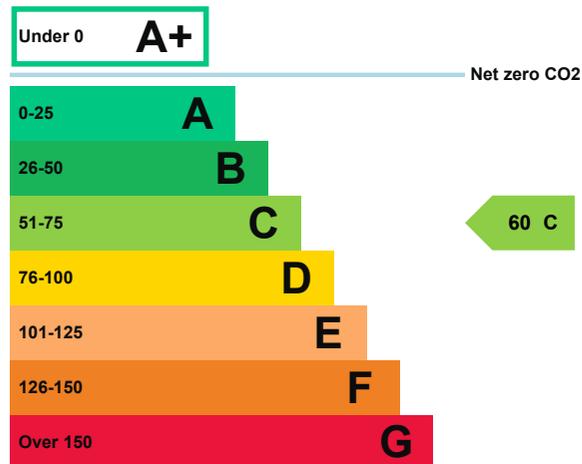
Property type	Offices and Workshop Businesses
Total floor area	150 square metres

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

12 A

If typical of the existing stock

49 B

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	5.05
Primary energy use (kWh/m ² per year)	55

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1137-7578-7292-9063-9091\)](#).

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	Victoria Foster
Telephone	07562654730
Email	victoria.foster@pph-commercial.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/027192
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	PPH Commercial Ltd
Employer address	Hesslewood Office Park, Ferriby Road, Hessle, East Yorkshire, HU13 0LG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 February 2026
Date of certificate	18 February 2026

Energy performance certificate (EPC)

Offices
Weighbridge Yard
Catfoss Lane
Brandesburton
YO25 8EJ

Energy rating

B

Valid until: **17 February 2036**

Certificate number: **7873-5249-7493-1835-5064**

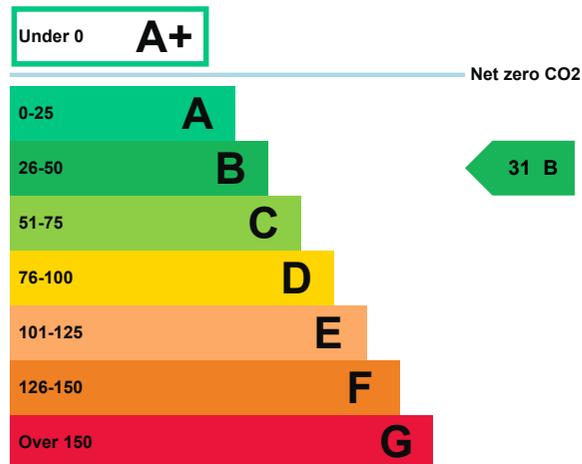
Property type	Offices and Workshop Businesses
Total floor area	174 square metres

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

16 A

If typical of the existing stock

65 C

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)	28.92
Primary energy use (kWh/m ² per year)	312

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1670-2639-7000-9597-9280\)](#).

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	Victoria Foster
Telephone	07562654730
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