

Energy performance certificate (EPC)

Beacon Farm Shop And Cafe Bealings Road Martlesham Woodbridge IP12 4RP	Energy rating	Valid until: 20 January 2035
	B	Certificate number: 6385-0130-6867-4062-0182

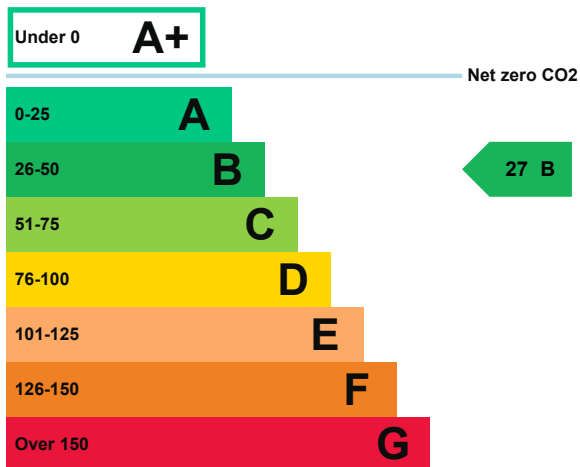
Property type	Retail/Financial and Professional Services
Total floor area	190 square metres

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

30 B

If typical of the existing stock

119 E

Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	26.05
Primary energy use (kWh/m ² per year)	106

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3170-8093-9104-5972-4319\)](#).

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	Shelley Pepperdine
Telephone	01728 448711
Email	shelley@sustbydesign.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA127839
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Sustainability by Design Ltd
Employer address	www.sustbydesign.com
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 January 2025
Date of certificate	21 January 2025