

# Energy performance certificate (EPC)

11 Crofts Lane  
ROSS-ON-WYE  
HR9 7AB

Energy rating

C

Valid until:

14 June 2036

Certificate number:

3771-8276-0021-6447-1983

Property type

Retail/Financial and Professional Services

Total floor area

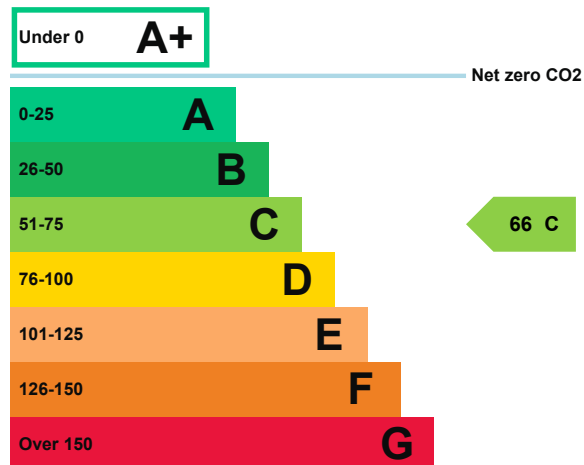
52 square metres

## 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

9 A

If typical of the existing stock

35 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 <sub>2</sub> /m <sup>2</sup> per year) | 24.86                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 258                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8796-8138-3812-3362-1554\)](/energy-certificate/8796-8138-3812-3362-1554).

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## 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 | Neil Roberts                                                             |
| Telephone       | 07539 934014                                                             |
| Email           | <a href="mailto:neelroberts@hotmail.co.uk">neelroberts@hotmail.co.uk</a> |

### 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/011760                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Neil Roberts                                              |
| Employer address       | 47 Church Street, Tredegar, Gwent, NP22 3DR               |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 11 June 2026                                              |
| Date of certificate    | 15 June 2026                                              |

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