

# Energy performance certificate (EPC)

Manor Farm Barn Angram YORK YO23 3PA	Energy rating  C	Valid until: 29 May 2033
		Certificate number: 6192-4201-2879-7580-8788

Property type	Retail/Financial and Professional Services
---------------	--

Total floor area	171 square metres
------------------	-------------------

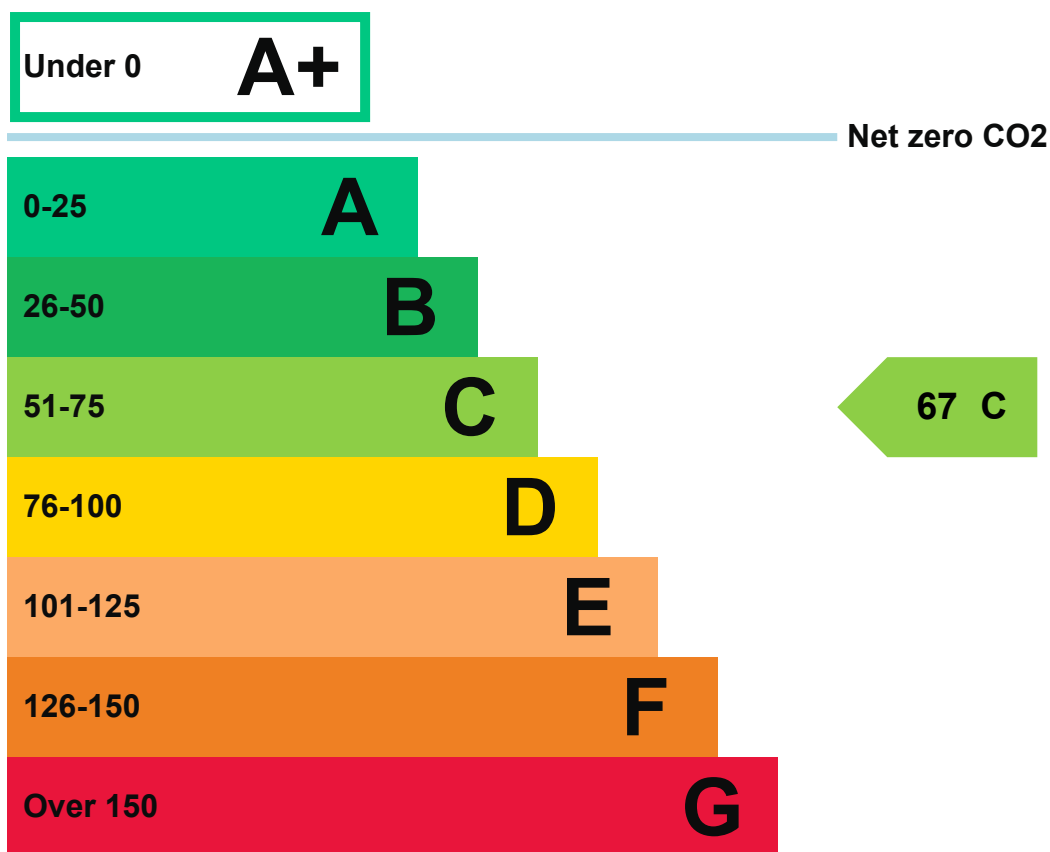
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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

18 A

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel

Oil

Building environment

Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	34.17
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	186

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0382-7087-7801-1932-9010\)](/energy-certificate/0382-7087-7801-1932-9010).

## 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.

<b>Assessor's name</b>	Nicola Chadwick
<b>Telephone</b>	07841129947
<b>Email</b>	<a href="mailto:nicola@nyls.co.uk">nicola@nyls.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019558
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Employer	Estate Energy Solutions (York)
Employer address	Unit 4 Audax Court, Audax Close, York YO30 4RB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 April 2023
Date of certificate	30 May 2023

## Other certificates for this property

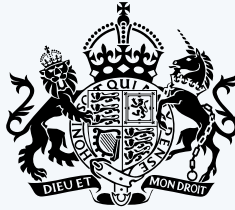
If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">0798-0171-2230-8900-6303 (/energy-certificate/0798-0171-2230-8900-6303)</a>
Valid until	15 March 2027
Certificate number	<a href="#">0798-0181-2230-1900-6903 (/energy-certificate/0798-0181-2230-1900-6903)</a>
Expired on	21 August 2021



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)  
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)  
[Service performance \(/service-performance\)](#)

All content is available under the Open Government Licence v3.0 (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)