

Energy performance certificate (EPC)

Lexden Wood Golf Club House
Bakers Lane
COLCHESTER
CO3 4AU

Energy rating

B

Valid until: **4 August 2033**

Certificate number: **7271-8445-9145-7959-6107**

Property type

Retail/Financial and Professional Services

Total floor area

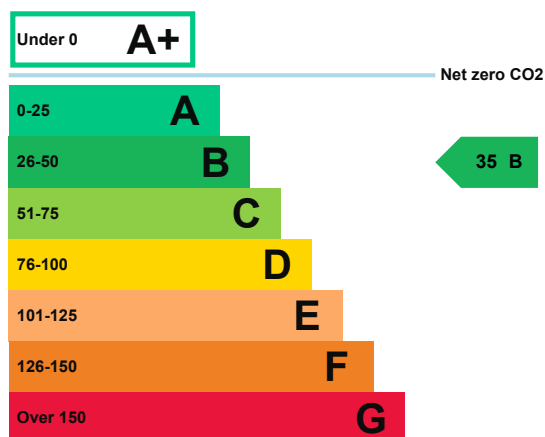
1,336 square metres

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	22 A
If typical of the existing stock	88 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	42.82
Primary energy use (kWh/m2 per year)	316

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7612-9078-4201-7670-5179\)](/energy-certificate/7612-9078-4201-7670-5179).

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	John Anscomb
Telephone	07795606241
Email	johnanscomb@aol.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/019522
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	John Anscomb
Employer address	1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 July 2023
Date of certificate	5 August 2023
