

# Energy performance certificate (EPC)

Unit 8 Croft Court  
Crofts Lane  
ROSS-ON-WYE  
HR9 7AB

Energy rating

**E**

Valid until: **8 February 2032**

Certificate number: **6079-8606-3202-2887-8873**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

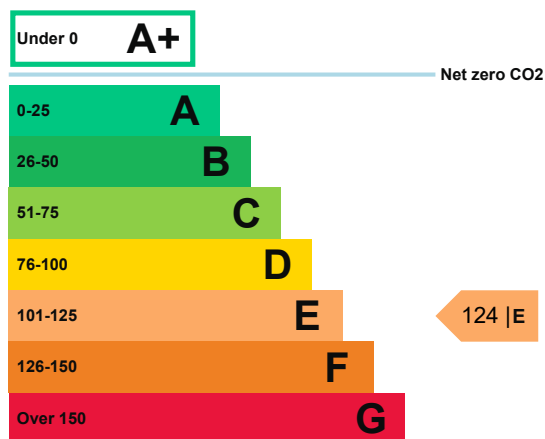
50 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

85 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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)	147.09
Primary energy use (kWh/m <sup>2</sup> per year)	870

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1521-0297-7838-0501-5200\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Stephen Harper
Telephone	01594 810090 07500804620
Email	<a href="mailto:forestenergyassessors@talktalk.net">forestenergyassessors@talktalk.net</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008432
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Stephen Harper
Employer address	1 Rose Cottage, Old Road, Coalway, Coleford, Gloucestershire, GL16 7JN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 January 2022
Date of certificate	9 February 2022

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