

Energy performance certificate (EPC)

1 Hurst Hall Barns Marbury WHITCHURCH SY13 4LU	Energy rating C	Valid until: 20 April 2033
		Certificate number: 0350-3619-5240-2027-1681

Property type	Semi-detached bungalow
Total floor area	208 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

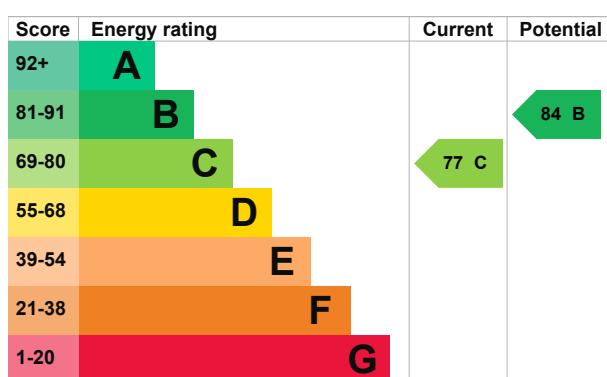
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.23 W/m ² K	Very good
Roof	Average thermal transmittance 0.15 W/m ² K	Good
Floor	Average thermal transmittance 0.14 W/m ² K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, underfloor, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

Primary energy use

The primary energy use for this property per year is 107 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,675 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £180 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 20,344 kWh per year for heating
- 2,336 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

This property produces	3.8 tonnes of CO ₂
This property's potential production	2.6 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£180
2. Solar photovoltaic panels	£3,500 - £5,500	£651

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	Matthew Turner
Telephone	01952 685000
Email	info@besblock.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/027233
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 April 2023
Date of certificate	21 April 2023
Type of assessment	SAP
