

Energy performance certificate (EPC)

Pond Farm Newton-On-Rawcliffe PICKERING YO18 8QA	Energy rating	Valid until:	27 April 2036
	E	Certificate number:	5436-4724-2600-0948-1226

Property type Detached house

Total floor area 261 square metres

Rules on letting this property

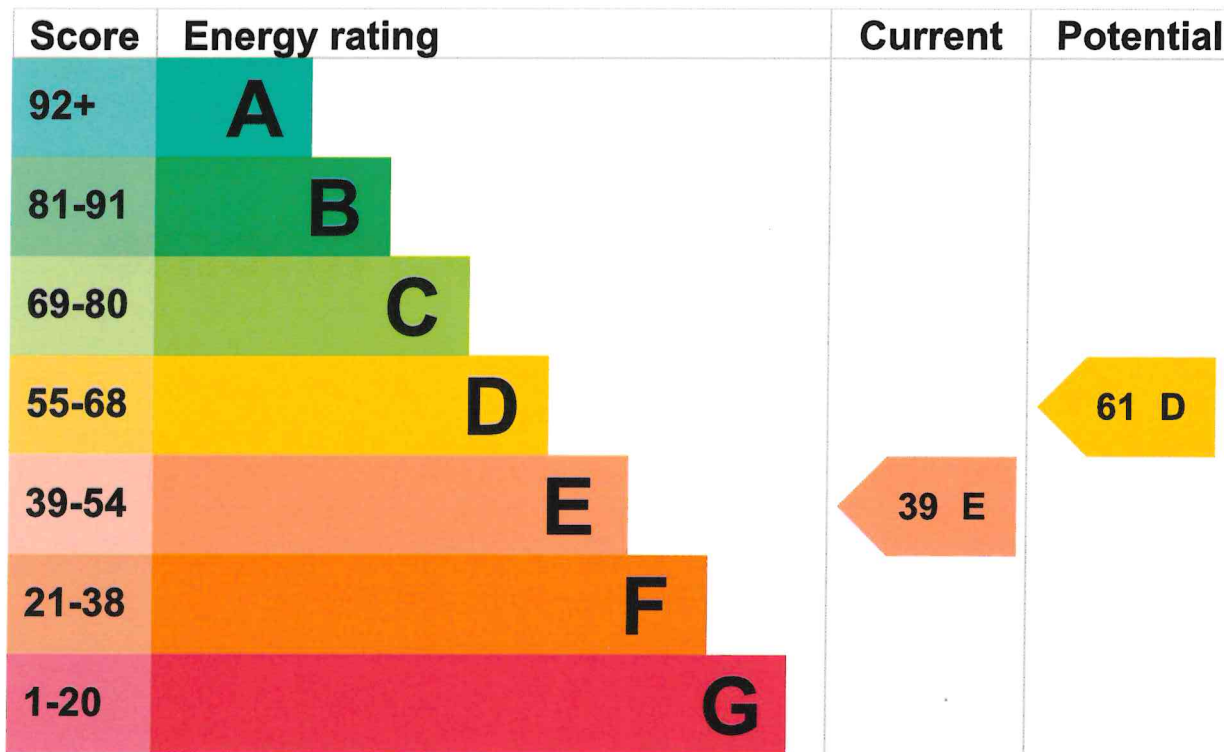
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

[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
Wall	Sandstone, as built, no insulation (assumed)	Poor
Wall	Sandstone, with internal insulation	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Very good

Feature	Description	Rating
Roof	Pitched, limited insulation	Very poor
Roof	Pitched, insulated	Good
Window	Mostly multiple glazing	Poor
Main heating	Boiler and underfloor heating, oil	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and at least two room thermostats	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 292 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- **PV recommended**
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- **Stone walls present, not insulated**

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£4,830 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 £1,544 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 41,296 kWh per year for heating
- 2,881 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

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

Carbon emissions

An average household produces	6 tonnes of CO₂
This property produces	17.0 tonnes of CO₂
This property's potential production	11.0 tonnes of CO₂

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

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

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £900 - £1,200

Typical yearly saving £375

Potential rating after completing step 1

43 E

Step 2: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £531

Potential rating after completing steps 1 and 2

50 E

Step 3: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £173

Potential rating after completing steps 1 to 3

52 E

Step 4: Draught proofing

Typical installation cost £150 - £250

Typical yearly saving £54

Potential rating after completing steps 1 to 4

53 E

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,500

Typical yearly saving £410

Potential rating after completing steps 1 to 5

58 D

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000

Typical yearly saving £260

Potential rating after completing steps 1 to 6

61 D

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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 Graeme Asquith

Telephone 01751 430466

Emailinfo@ryedaledea.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/002015

Telephone

01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

28 April 2026

Date of certificate

28 April 2026

Type of assessment▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[8944-6520-9849-1834-5922 \(/energy-certificate/8944-6520-9849-1834-5922\)](#)**Expired on**

2 November 2024

Certificate number[0491-2883-6854-9592-6525 \(/energy-certificate/0491-2883-6854-9592-6525\)](#)**Expired on**19 May 2022



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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