

Energy performance certificate (EPC)

Unit 3, Oxenbridge Farm Wittersham Road Iden RYE TN31 7UY	Energy rating D	Valid until: 12 July 2030 Certificate number: 0124-0838-3230-1300-700
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Property type	B1 Offices and Workshop businesses
Total floor area	46 square metres

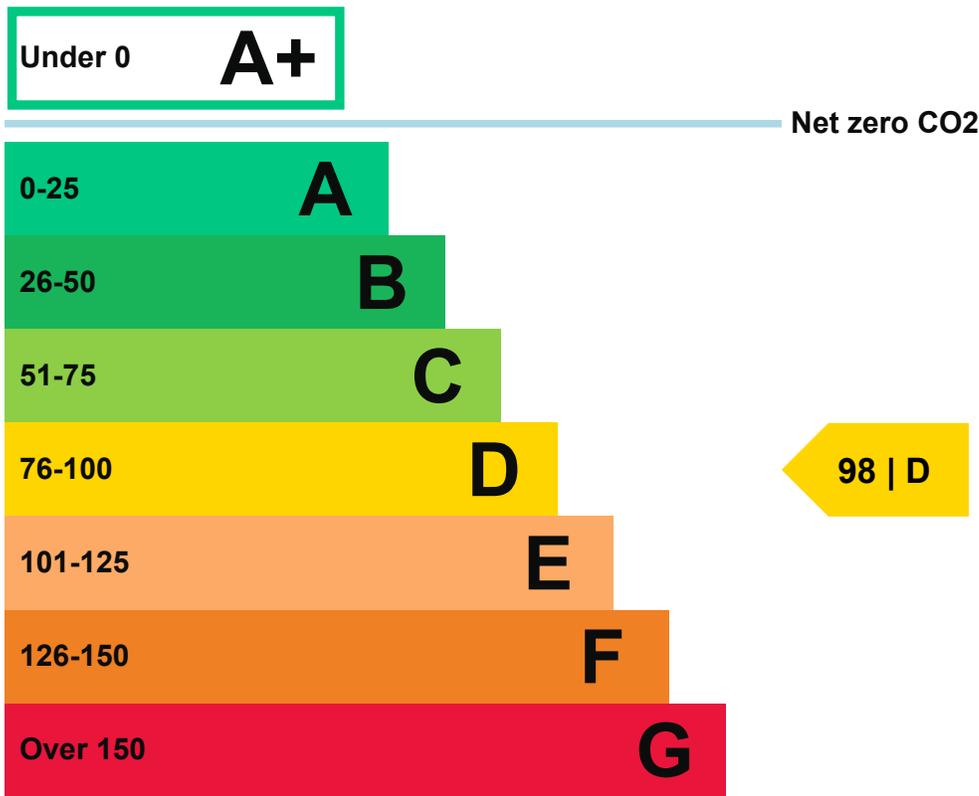
Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is D.



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

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

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 (kgCO₂/m² per year)	74.39
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Primary energy use (kWh/m² per year)	440
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▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0030-7231-0430-8120-8044\)](/energy-certificate/0030-7231-0430-8120-8044).

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	Malcolm Clarke
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Telephone	07764 859569
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Email	sales@assuredepc.co.uk
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Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor ID	EES/007811
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Telephone	01455 883 250
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Email	enquiries@elmhurstenergy.co.uk
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Assessment details

Employer	Assured EPC
Employer address	16 Millers Wharf, Maidstone, Kent. ME15 6YW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 July 2020
Date of certificate	13 July 2020

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0784-3026-0313-0800-8105 (/energy-certificate/0784-3026-0313-0800-8105)
Expired on	8 June 2019