

# Energy performance certificate (EPC)

A S M Chartered Accountants  
Wyncroft, 30 Rathfriland Road  
NEWRY  
BT34 1JZ

Energy rating

**E**

Valid until: **8 January 2029**

Certificate number: **0120-0338-3079-6209-5002**

## Property type

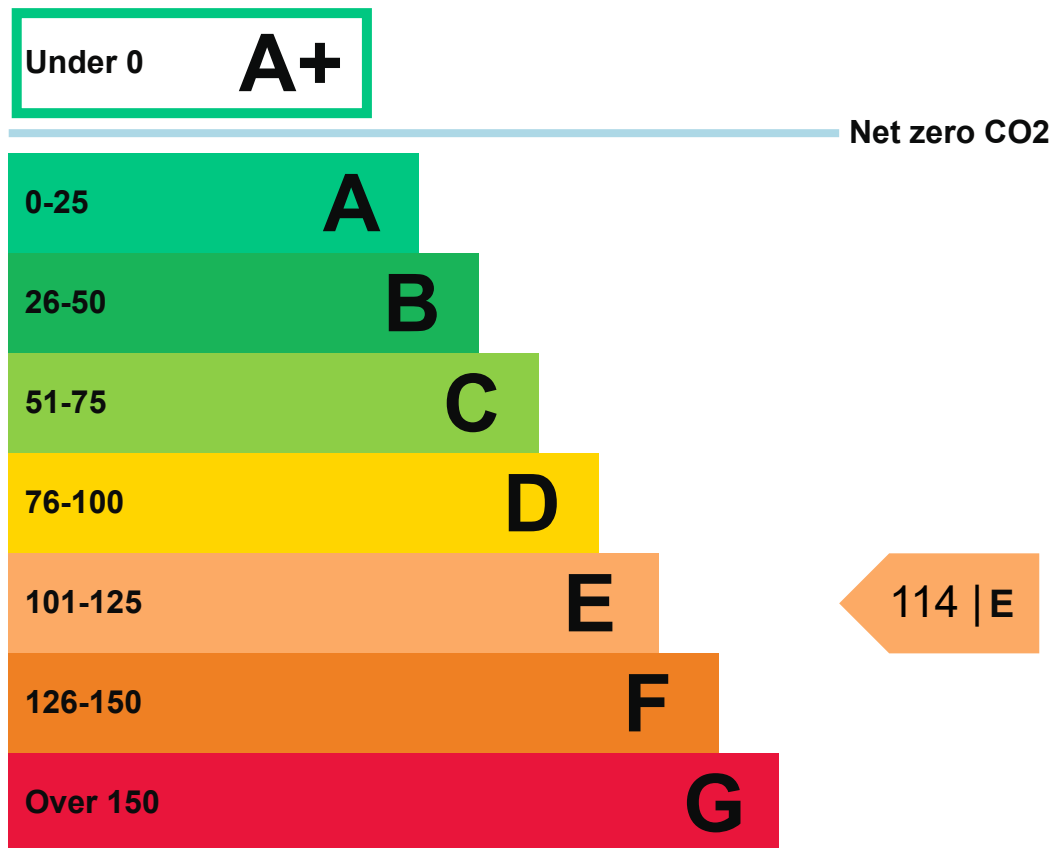
B1 Offices and Workshop businesses

## Total floor area

342 square metres

## Energy efficiency rating for this property

This property's current energy rating is E.



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

39 | B

### If typical of the existing stock

104 | E

## Breakdown of this property's energy performance

### Main heating fuel

Oil

### Building environment

Heating and Natural Ventilation

### Assessment level

3

### Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

91.27

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

380

▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0596-0393-7240-1000-2803\)](/energy-certificate/0596-0393-7240-1000-2803).

## 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

Chris Branagan

---

### Telephone

07756897853

---

### Email

[chrisbranagan1@gmail.com](mailto:chrisbranagan1@gmail.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/011861

---

### Telephone

01455 883 250

---

### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

## Assessment details

### Employer

CB Energy

---

### Employer address

103a Rostrevor rd Hilltown

---

### Assessor's declaration

The assessor is not related to the owner of the property.

---

### Date of assessment

9 January 2018

---

## Date of certificate

9 January 2019

---

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

There are no related certificates for this property.

