

- e English
 - Newid yr iaith ir Gymraeg Cymraeg

Energy performance certificate (EPC)

Certificate contents

Rules on letting this property

Energy rating and score

Breakdown of property's energy performance

Smart meters

How this affects your energy bills

<u>Impact on the environment</u>

Steps you could take to save energy

Who to contact about this certificate

Other certificates for this property

Share this certificate

- <u>Email</u>
- Copy link to clipboard

• © Print

Earlswood House Chapel Road Boxted COLCHESTER CO4 5RR

Energy rating

 \mathbf{C}

Valid until

5 July 2035

Certificate number

0310-2836-3560-2425-0251

Property type
Detached house
Total floor area
460 square metres

Rules on letting this property

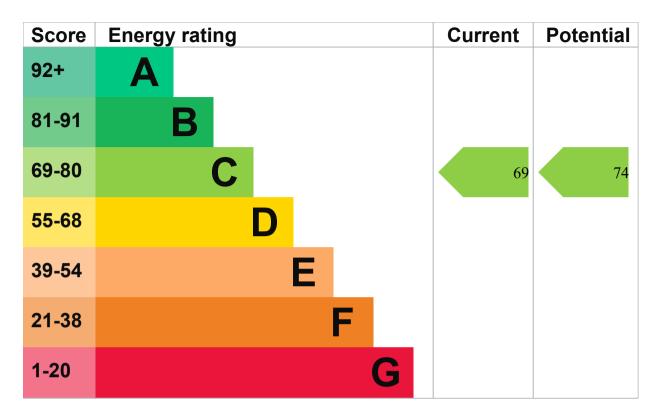
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

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

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 | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 150 mm loft insulation | Good |
| Roof | Pitched, insulated (assumed) | Very good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Average |
| Lighting | Excellent lighting efficiency | Very good |
| Floor | Solid, insulated (assumed) | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | Room heaters, oil | N/A |

Primary energy use

The primary energy use for this property per year is 115 kilowatt hours per square metre (kWh/m2).

► About primary energy use

Additional information

Additional information about this property:

• Dwelling has a swimming pool

The energy assessment for the dwelling does not include energy used to heat the swimming pool.

Smart meters

This property had no smart meters 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 how to get a smart meter

How this affects your energy bills

An average household would need to spend £3,650 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2025 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:

- 33,771 kWh per year for heating
- 3,443 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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
13.0 tonnes of CO2
This property's potential production
13.0 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

Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £8,000 - £10,000 Typical yearly saving £308 Potential rating after completing step 1



Step 2: Wind turbine

Typical installation cost
£5,000 - £20,000

Typical yearly saving
£712

Potential rating after completing steps 1 and 2

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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

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 Adrian Bunting Telephone 01206 738294

Email adrian928@btinternet.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/007188
Telephone
01455 883 250
Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

26 June 2025

Date of certificate

6 July 2025

Type of assessment

▶ Show information about the 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).

There are no related certificates for this property.



Support links

- <u>Help</u>
- Accessibility
- Cookies
- Give feedback
- Service performance

OGL All content is available under the Open Government Licence v3.0, except where otherwise stated Open Copyright