



# BECKHOUSE COTTAGES, CROPTON, NORTH YORKSHIRE

A LARGE AND BEAUTIFULLY SITUATED SELF-CATERING COMPLEX





## SUMMARY

- A large and attractive self-catering complex set in over 5 acres
- Beautiful setting in the North York Moors National Park
- A superb base for exploring this popular tourist region
- 6 bedroom Farmhouse and 12 self-catering cottages
- EPC Rating – D&E

Price £1,950,000 - Freehold

Beautifully situated in the North York Moors National Park, Beckhouse Cottages is a lovely self-catering complex with a large and varied accommodation offering, comprising a gorgeous six bedroom Farmhouse and 12 top quality self-catering cottages.

Close to the village of Cropton with its much loved pub, Beckhouse Cottages is the perfect base for exploring North Yorkshire and the coast. The National Park has wonderful walking country, the famous steam railway is close by and within a short drive are Pickering, Helmsley, Malton, Castle Howard, Flamingoland, Eden Camp, Dalby Forest, Scarborough, Robins Hood's Bay and Whitby.

The owners acquired the property back in 1991 and have created first class facilities for guests to enjoy. However, they would be the first to admit that they haven't driven the business as hard as one might and now with retirement approaching there is the opportunity to acquire one of the larger self-catering complexes in the region with much scope for business development including potential for creating additional cottages.



## THE PROPERTY

Beckhouse Cottages comprise a lovely farmhouse with characterful converted outbuildings and a timber lodge set around two courtyards divided by a large stone barn.

## THE FARMHOUSE

Comprises dining kitchen, conservatory, dining room, lounge, snug, wc and utility room on the ground floor, double bedroom number 1 with en suite bathroom/wc, double bedroom number 2 with en suite shower room/wc, double bedroom number 3, double bedroom number 4 (a twin), house bathroom/wc with bath and separate shower, and double bedroom number 5 on the first floor. Additional accommodation in the attic comprises lounge, separate kitchen, bathroom/wc and double bedroom number 6. The Farmhouse also has cellar storage areas.

## THE COTTAGES

### Rose Cottage

Combined kitchen, diner and lounge with wood burning stove, bathroom/wc, double bedroom and twin bedroom.

### Cornflower Cottage

Combined kitchen, diner and lounge, double bedroom with en suite shower room/wc and twin bedroom with en suite bathroom/wc.

### Cowslip

Combined lounge and diner with wood burning stove, galley kitchen, bathroom/wc, triple bedroom, double bedroom and double bedroom with en suite shower room/wc.

### Daisy

Combined kitchen, diner and lounge, shower room/wc and double bedroom.

### Primrose

Combined kitchen, diner and lounge with wood burning stove and double bedroom with en suite bathroom/wc.





### **Honeysuckle**

Combined kitchen, diner and lounge with wood burning stove, bathroom/wc, double bedroom and single bedroom.

### **Jasmine**

Combined kitchen, diner and lounge with wood burning stove, double bedroom with en suite shower room/wc and double bedroom with en suite bathroom/wc.

### **Cleveland Bay**

Combined kitchen, diner and lounge with wood burning stove, shower room/wc, double bedroom with en suite bathroom/wc, and twin bedroom.

### **Stable**

Combined kitchen, diner and lounge with wood burning stove, shower room/wc and double bedroom.

### **Willow**

Combined kitchen, diner and lounge, separate lounge, bathroom/wc and two double bedrooms.

### **Granary**

Combined kitchen diner with Aga, utility room, pantry, hallway, double bedroom with en suite shower room/wc, lounge with wood burning stove, second lounge, conservatory lounge, wc, twin bedroom with en suite bathroom/wc and double bedroom with en suite bathroom/wc.

### **Dovecot**

Galley kitchen, lounge, dining room, double bedroom with en suite shower room/wc and double bedroom with en suite bathroom/wc with bath and separate shower.

In total the Farmhouse and cottages provide 29 bedrooms to sleep 58.

## **GUEST FACILITIES**

The Beckhouse Cottages complex has a reception office at the entrance plus a guest laundry room and storage within the barn.



## OUTSIDE

Parking is available in both courtyards and there are lawned gardens for guests to wander. The Farmhouse has its own patio, terrace and formal gardens with paddock and woodland stretching down to Cropton Beck where guests can enjoy fishing.

Over 5 acres in all.

## LOCAL AUTHORITY & SERVICES

Ryedale District Council - 01653 600666

Mains water and electricity. Oil-fired central heating. Private drainage.

## WEBSITE

[www.beckhousecottages.co.uk](http://www.beckhousecottages.co.uk)

## TRADE

The business is operated on a relaxed basis pre-retirement and enthusiastic new owners should find plenty of scope for increasing trade. Trading information can be provided to seriously interested buyers.

## DEVELOPMENT POTENTIAL

The barn which divides the two courtyards and is home to the guest laundry and storage has a huge amount of unused space which provides scope for development of additional cottages subject to consents.

## PRICE

£1,950,000 for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. Please note that the majority of the garden inventory (stone lions, stone troughs, etc.), is personal to one of the owners and is therefore excluded from the sale.





## MILEAGES & DIRECTIONS

Pickering about 5 miles, Malton 13, Helmsley 13, Scarborough 22, Whitby 25, York 32 and London 254.

From the A174 to the west of Pickering head into the village of Wrelton and travel north towards Cropton. Continue through Cropton down the hill and turn left. Beckhouse Cottages will then be seen on the left hand side after just a few hundred yards.

## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.







**FURTHER INFORMATION**

For further information or to arrange an inspection of the property, please contact:

Peter Bean  
 0113 2001890  
[peter.bean@colliers.com](mailto:peter.bean@colliers.com)

Ref: 219914



**SUBJECT TO CONTRACT**

**Disclaimer**

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (June 2015) Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

# Energy Performance Certificate

**Beckhouse Farm, Cropton, PICKERING, YO18 8ER**


**Dwelling type:** Detached house  
**Date of assessment:** 04 May 2013  
**Date of certificate:** 09 May 2013

**Reference number:** 0448-2051-7295-0287-2990  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 227 m<sup>2</sup>

## Use this document to:

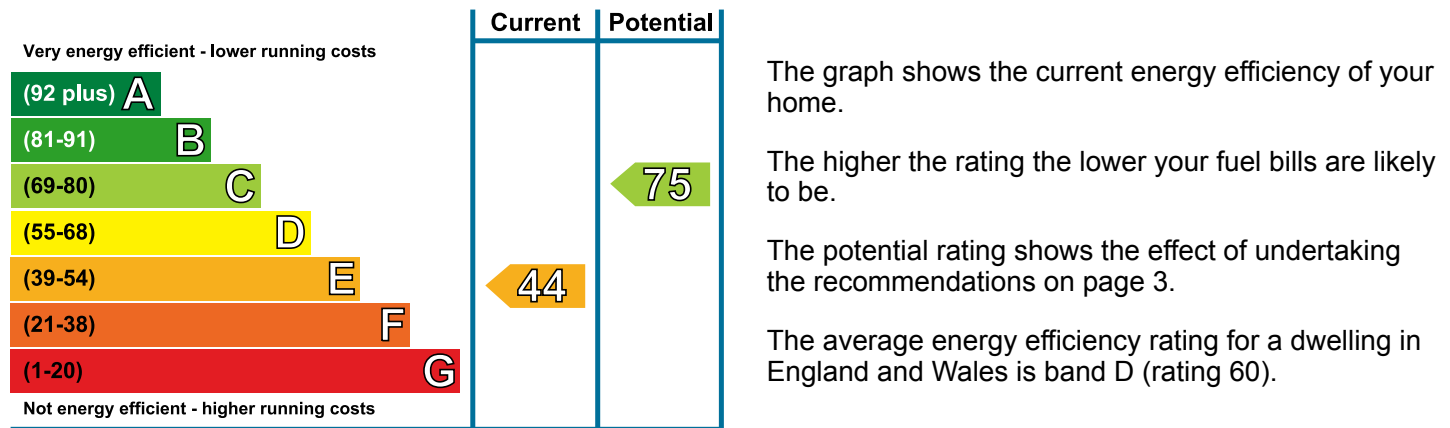
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 9,501</b>
<b>Over 3 years you could save</b>	<b>£ 4,239</b>



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 261 over 3 years	
Heating	£ 8,490 over 3 years	£ 4,671 over 3 years	
Hot Water	£ 591 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 9,501</b>	<b>£ 5,262</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,298	
2 Floor insulation	£800 - £1,200	£ 264	
3 Low energy lighting for all fixed outlets	£135	£ 129	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Sandstone, as built, no insulation (assumed)	★ ☆ ☆ ☆ ☆
Roof	Pitched, 100 mm loft insulation Roof room(s), ceiling insulated	★★★☆☆ ★★☆☆☆
Floor	Solid, no insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★★★☆
Main heating controls	Programmer and room thermostat	★★★☆☆
Secondary heating	None	—
Hot water	From main system	★★★☆☆
Lighting	Low energy lighting in 34% of fixed outlets	★★★☆☆

Current primary energy use per square metre of floor area: 274 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

### Low and zero carbon energy sources

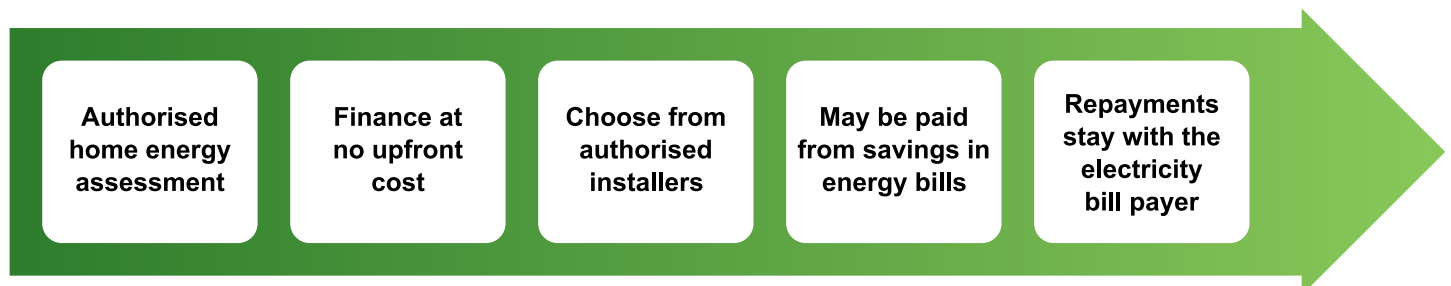
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.



To find out more, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234.






















## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 766	 D57	
Floor insulation	£800 - £1,200	£ 88	 D59	
Low energy lighting for all fixed outlets	£135	£ 43	 D60	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 125	 D62	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 143	 D65	
Solar water heating	£4,000 - £6,000	£ 64	 D66	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 185	 C69	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 213	 C74	
Wind turbine	£1,500 - £4,000	£ 81	 C75	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Air or ground source heat pump
- Micro CHP



## Choosing the right package

Visit [www.epcadviser.direct.gov.uk](http://www.epcadviser.direct.gov.uk), our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

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Green Deal package	Typical annual savings
Internal or external wall insulation	<b>Total savings of £979</b>
Floor insulation	
Heating controls	
Electricity/gas/other fuel savings	£0 / £0 / £979

You could finance this package of measures under the Green Deal. It could **save you £979 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.



## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at [www.stroma.com](http://www.stroma.com), together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorized recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

**Assessor's accreditation number:** STRO007355  
**Assessor's name:** Mr Ian Bamforth DEA  
**Phone number:** 01653 697820  
**E-mail address:** [bamfs@btinternet.com](mailto:bamfs@btinternet.com)  
**Related party disclosure:** No related party

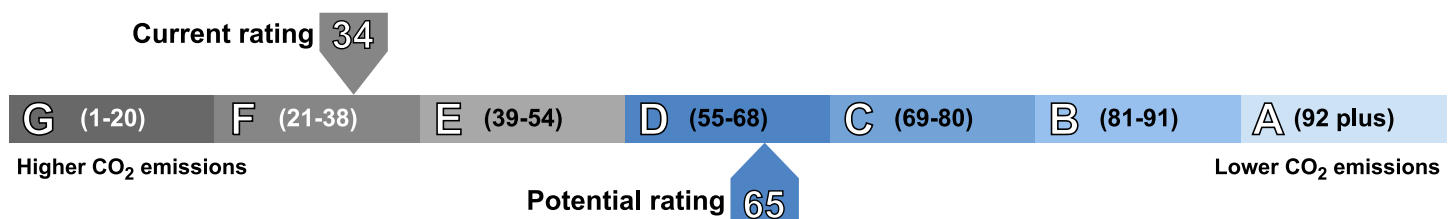
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at [www.epcregister.com](http://www.epcregister.com).

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 16 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 8.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	44,420	(320)	N/A	(12,233)
Water heating (kWh per year)	2,969			

## Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of cavity wall insulation is best suited.

# Energy Performance Certificate


**Cowslip Cottage, Beckhouse Farm, Cropton, PICKERING, YO18 8ER**

**Dwelling type:** Mid-terrace bungalow      **Reference number:** 8606-0040-9829-5407-7573  
**Date of assessment:** 04 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 09 May 2013      **Total floor area:** 80 m<sup>2</sup>

## Use this document to:

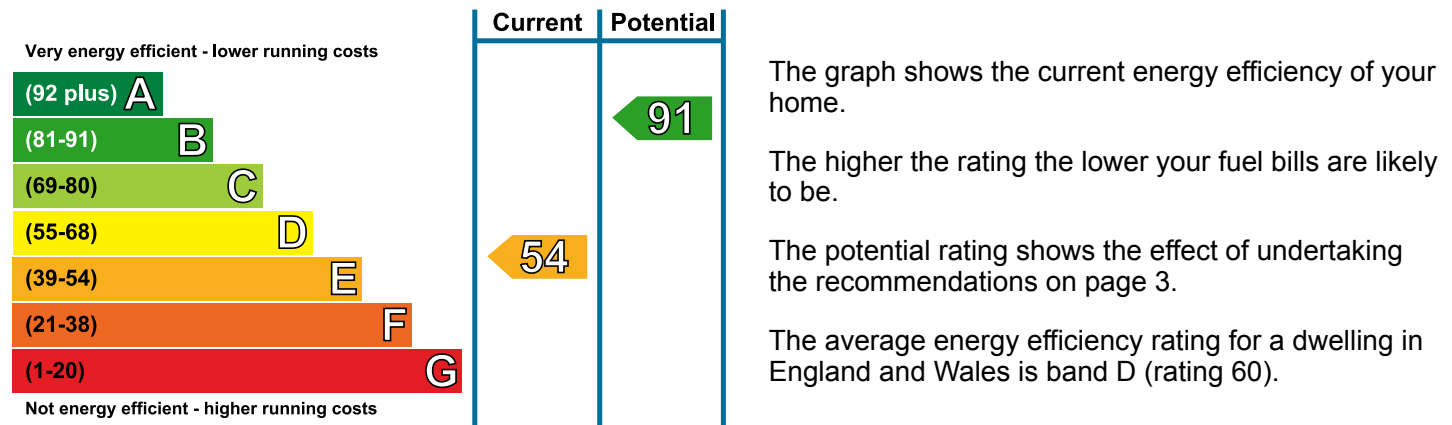
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,546</b>
<b>Over 3 years you could save</b>	<b>£ 1,758</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 147 over 3 years	
Heating	£ 2,586 over 3 years	£ 1,353 over 3 years	
Hot Water	£ 684 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 3,546</b>	<b>£ 1,788</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 204	
2 Floor insulation	£800 - £1,200	£ 219	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Sandstone, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★★☆
Floor	Solid, limited insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★★★☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 9% of fixed outlets	★☆☆☆☆

Current primary energy use per square metre of floor area: 291 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Opportunity to benefit from a Green Deal on this property

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bill payer

## Recommendations

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Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£ 68	 D57	
Floor insulation	£800 - £1,200	£ 73	 D60	
Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 13	 D60	
Draught proofing	£80 - £120	£ 39	 D62	
Low energy lighting for all fixed outlets	£50	£ 32	 D63	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 38	 D65	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 200	 C72	
Solar water heating	£4,000 - £6,000	£ 54	 C74	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 69	 C77	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 213	 B87	
Wind turbine	£1,500 - £4,000	£ 81	 B91	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP



## Choosing the right package

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**Directgov**

Public services all in one place

Green Deal package	Typical annual savings
Loft insulation	<b>Total savings of £118</b>
Hot water cylinder insulation	
Draught proofing	
Electricity/gas/other fuel savings	£0 / £0 / £118

You could finance this package of measures under the Green Deal. It could **save you £118 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at [www.stroma.com](http://www.stroma.com), together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorized recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

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**Related party disclosure:** No related party

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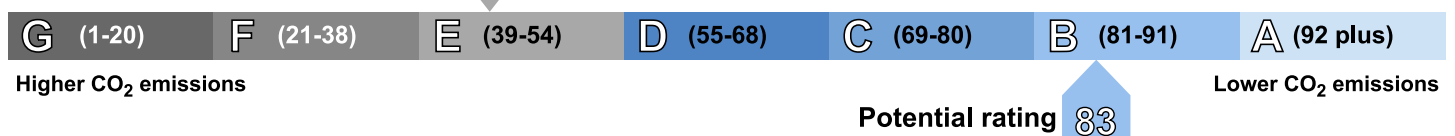
## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 5.8 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 4.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Current rating **43**



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	10,855	(894)	N/A	N/A
Water heating (kWh per year)	2,745			



# Energy Performance Certificate


**Honeysuckle Cottage, Beckhouse Farm, Cropton, PICKERING, YO18 8ER**

**Dwelling type:** Semi-detached bungalow      **Reference number:** 8601-5040-9829-4407-8573  
**Date of assessment:** 04 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 09 May 2013      **Total floor area:** 44 m<sup>2</sup>

## Use this document to:

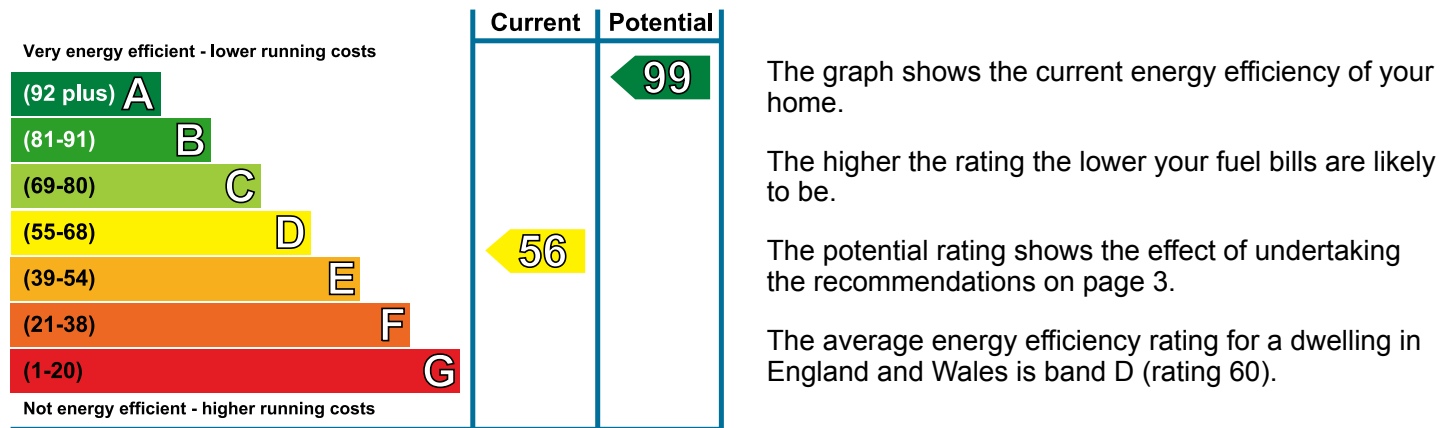
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,403</b>
<b>Over 3 years you could save</b>	<b>£ 1,296</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 84 over 3 years	
Heating	£ 1,668 over 3 years	£ 777 over 3 years	
Hot Water	£ 597 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 2,403</b>	<b>£ 1,107</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 129	
2 Floor insulation	£800 - £1,200	£ 210	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Sandstone, as built, insulated (assumed)	★★★★☆
Roof	Pitched, insulated (assumed)	★★★★☆
Floor	Solid, no insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★★☆☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★☆☆
Lighting	Low energy lighting in 33% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 356 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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To find out more, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call **0300 123 1234**.

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## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 43	 D59	
Floor insulation	£800 - £1,200	£ 70	 D62	
Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 14	 D63	
Draught proofing	£80 - £120	£ 21	 D64	
Low energy lighting for all fixed outlets	£30	£ 14	 D65	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 22	 D66	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 136	 C74	
Solar water heating	£4,000 - £6,000	£ 46	 C76	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 67	 C80	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 213	 A94	
Wind turbine	£1,500 - £4,000	£ 81	 A99	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

## Choosing the right package

Visit [www.epcadviser.direct.gov.uk](http://www.epcadviser.direct.gov.uk), our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

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Green Deal package	Typical annual savings
Internal or external wall insulation	<b>Total savings of £76</b>
Hot water cylinder insulation	
Draught proofing	
Electricity/gas/other fuel savings	£0 / £0 / £76

You could finance this package of measures under the Green Deal. It could **save you £76 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.



## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at [www.stroma.com](http://www.stroma.com), together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorized recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

**Assessor's accreditation number:** STRO007355  
**Assessor's name:** Mr Ian Bamforth DEA  
**Phone number:** 01653 697820  
**E-mail address:** [bamfs@btinternet.com](mailto:bamfs@btinternet.com)  
**Related party disclosure:** No related party

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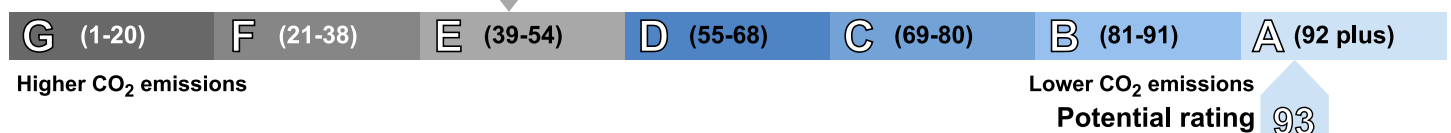
## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.9 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Current rating **45**



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,855	(245)	N/A	(569)
Water heating (kWh per year)	2,373			

# Energy Performance Certificate


**Honeysuckle Cottage, Beckhouse Farm, Cropton, PICKERING, YO18 8ER**

**Dwelling type:** Semi-detached bungalow      **Reference number:** 8601-5040-9829-4407-8573  
**Date of assessment:** 04 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 09 May 2013      **Total floor area:** 44 m<sup>2</sup>

## Use this document to:

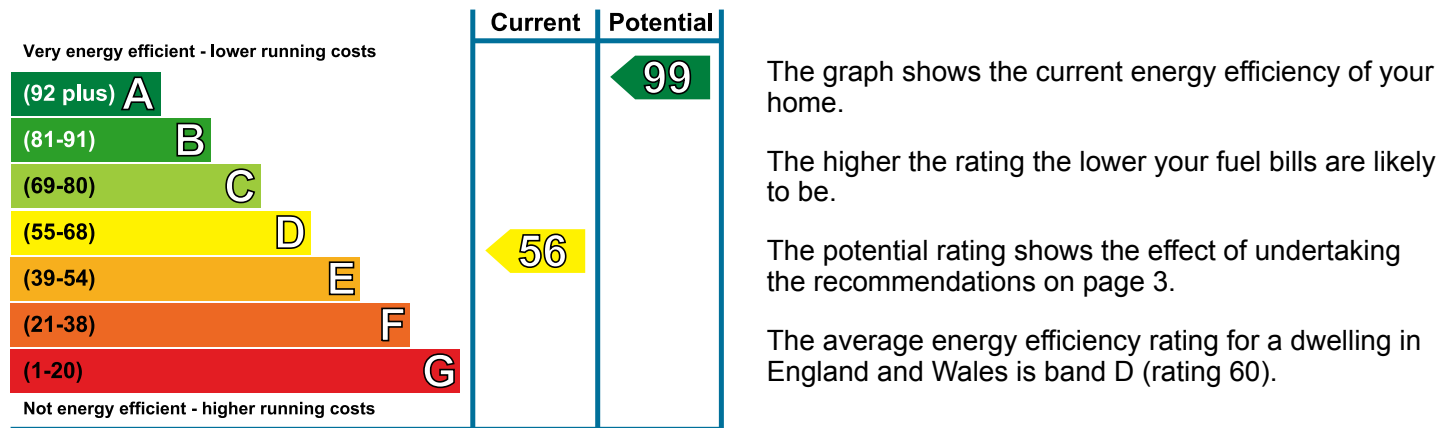
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,403</b>
<b>Over 3 years you could save</b>	<b>£ 1,296</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 84 over 3 years	
Heating	£ 1,668 over 3 years	£ 777 over 3 years	
Hot Water	£ 597 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 2,403</b>	<b>£ 1,107</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 129	
2 Floor insulation	£800 - £1,200	£ 210	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Sandstone, as built, insulated (assumed)	★★★★☆
Roof	Pitched, insulated (assumed)	★★★★☆
Floor	Solid, no insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★★☆☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★☆☆
Lighting	Low energy lighting in 33% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 356 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 43	 D59	
Floor insulation	£800 - £1,200	£ 70	 D62	
Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 14	 D63	
Draught proofing	£80 - £120	£ 21	 D64	
Low energy lighting for all fixed outlets	£30	£ 14	 D65	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 22	 D66	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 136	 C74	
Solar water heating	£4,000 - £6,000	£ 46	 C76	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 67	 C80	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 213	 A94	
Wind turbine	£1,500 - £4,000	£ 81	 A99	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

## Choosing the right package

Visit [www.epcadviser.direct.gov.uk](http://www.epcadviser.direct.gov.uk), our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

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Green Deal package	Typical annual savings
Internal or external wall insulation	<b>Total savings of £76</b>
Hot water cylinder insulation	
Draught proofing	
Electricity/gas/other fuel savings	£0 / £0 / £76

You could finance this package of measures under the Green Deal. It could **save you £76 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.



## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at [www.stroma.com](http://www.stroma.com), together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

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**Assessor's name:** Mr Ian Bamforth DEA  
**Phone number:** 01653 697820  
**E-mail address:** bamfs@btinternet.com  
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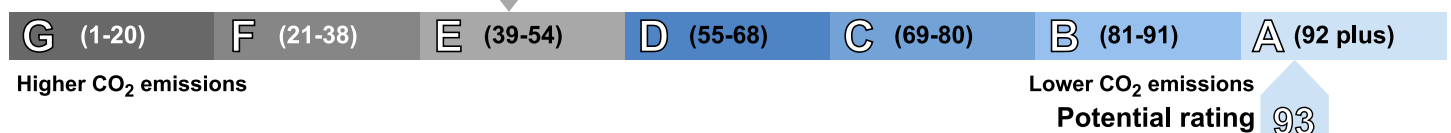
## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.9 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Current rating **45**



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,855	(245)	N/A	(569)
Water heating (kWh per year)	2,373			

# Energy Performance Certificate


**Primrose Cottage, Beckhouse Farm, Cropton, PICKERING, YO18 8ER**

**Dwelling type:** Semi-detached bungalow      **Reference number:** 0048-6046-7295-0587-0940  
**Date of assessment:** 04 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 09 May 2013      **Total floor area:** 40 m<sup>2</sup>

## Use this document to:

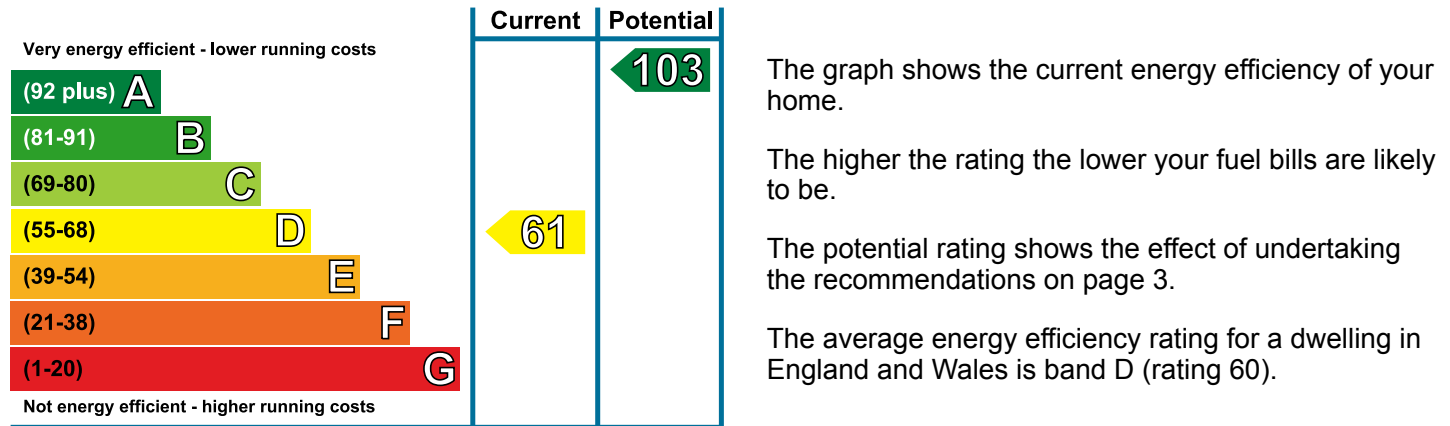
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,031</b>
<b>Over 3 years you could save</b>	<b>£ 1,122</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 75 over 3 years	
Heating	£ 1,293 over 3 years	£ 594 over 3 years	
Hot Water	£ 588 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,031</b>	<b>£ 909</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 72	
2 Floor insulation	£800 - £1,200	£ 150	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Sandstone, as built, insulated (assumed)	★★★★☆
Roof	Pitched, insulated (assumed)	★★★★☆
Floor	Solid, no insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★★☆☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★☆☆
Lighting	No low energy lighting	★☆☆☆☆

Current primary energy use per square metre of floor area: 335 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Opportunity to benefit from a Green Deal on this property

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## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 24	 D62	
Floor insulation	£800 - £1,200	£ 50	 D65	
Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 14	 D66	
Draught proofing	£80 - £120	£ 18	 D67	
Low energy lighting for all fixed outlets	£30	£ 19	 D68	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 132	 C76	
Solar water heating	£4,000 - £6,000	£ 45	 C78	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 72	 B82	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 213	 A98	
Wind turbine	£1,500 - £4,000	£ 81	 A103	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

## Choosing the right package

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Green Deal package	Typical annual savings
Internal or external wall insulation	<b>Total savings of £55</b>
Hot water cylinder insulation	
Draught proofing	
Electricity/gas/other fuel savings	£0 / £0 / £55

You could finance this package of measures under the Green Deal. It could **save you £55 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

## About this document

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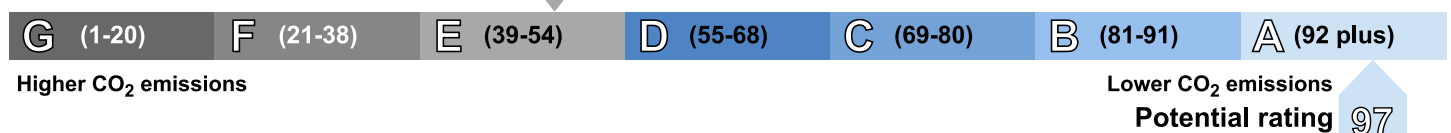
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One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.3 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Current rating **50**



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,229	(253)	N/A	(316)
Water heating (kWh per year)	2,327			



# Energy Performance Certificate


Rose Cottage, Beckhouse Farm, Cropton, PICKERING, YO18 8ER

**Dwelling type:** Mid-terrace bungalow      **Reference number:** 8603-4040-9829-2407-2573  
**Date of assessment:** 04 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 09 May 2013      **Total floor area:** 49 m<sup>2</sup>

## Use this document to:

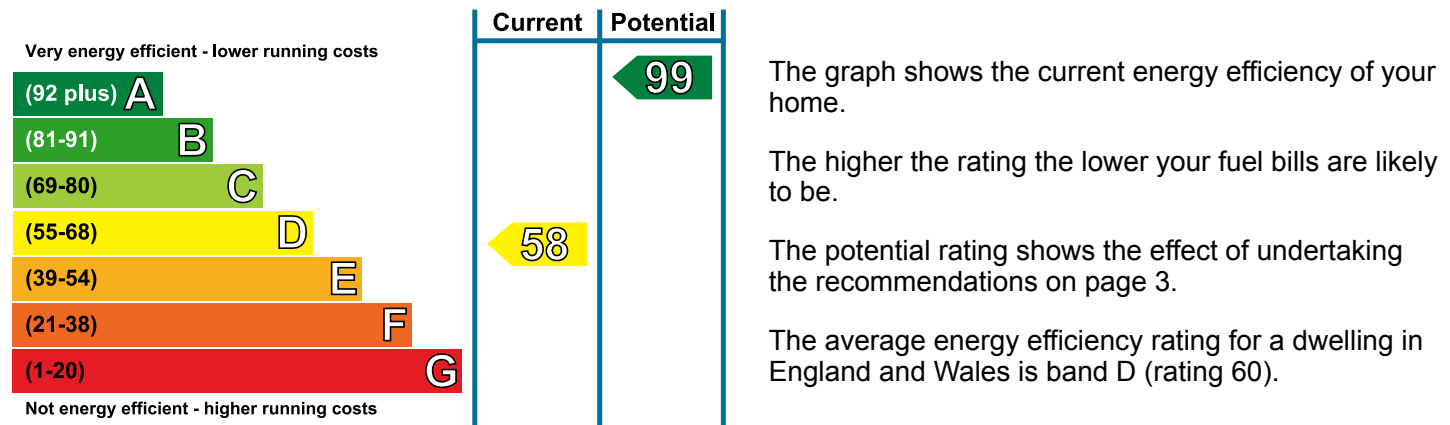
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,427</b>
<b>Over 3 years you could save</b>	<b>£ 1,311</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 90 over 3 years	
Heating	£ 1,650 over 3 years	£ 777 over 3 years	
Hot Water	£ 609 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 2,427</b>	<b>£ 1,116</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 105	
2 Floor insulation	£800 - £1,200	£ 192	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Sandstone, as built, insulated (assumed)	★★★★☆
Roof	Pitched, insulated (assumed)	★★★★☆
Floor	Solid, no insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★★☆☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★☆☆
Lighting	Low energy lighting in 12% of fixed outlets	★★☆☆☆

Current primary energy use per square metre of floor area: 327 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

## Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call **0300 123 1234**.

Authorised  
home energy  
assessment

Finance at  
no upfront  
cost

Choose from  
authorised  
installers






















May be paid  
from savings in  
energy bills

Repayments  
stay with the  
electricity  
bill payer

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 35	 D60	
Floor insulation	£800 - £1,200	£ 64	 D63	
Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 13	 D64	
Draught proofing	£80 - £120	£ 23	 D65	
Low energy lighting for all fixed outlets	£35	£ 20	 D66	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 23	 D67	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 139	 C74	
Solar water heating	£4,000 - £6,000	£ 48	 C77	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 72	 B81	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 213	 A94	
Wind turbine	£1,500 - £4,000	£ 81	 A99	

## Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP



## Choosing the right package

Visit [www.epcadviser.direct.gov.uk](http://www.epcadviser.direct.gov.uk), our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

**Directgov**

Public services all in one place

Green Deal package	Typical annual savings
Internal or external wall insulation	<b>Total savings of £70</b>
Hot water cylinder insulation	
Draught proofing	
Electricity/gas/other fuel savings	£0 / £0 / £70

You could finance this package of measures under the Green Deal. It could **save you £70 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at [www.stroma.com](http://www.stroma.com), together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorized recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

**Assessor's accreditation number:** STRO007355  
**Assessor's name:** Mr Ian Bamforth DEA  
**Phone number:** 01653 697820  
**E-mail address:** [bamfs@btinternet.com](mailto:bamfs@btinternet.com)  
**Related party disclosure:** No related party

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at [www.epcregister.com](http://www.epcregister.com).

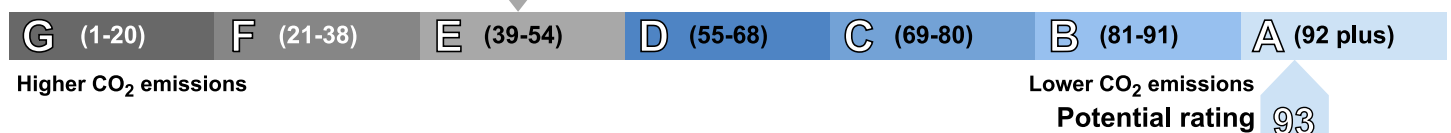
## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.0 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Current rating **46**



## Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,785	(285)	N/A	(466)
Water heating (kWh per year)	2,427			