Energy performance certificate (EPC)

Knaresdale House Slaggyford BRAMPTON CA8 7NS	Energy rating **D**	Valid until:	**10 April 2034**
		Certificate number:	**1634-9824-2300-0460-6296**

Property type	Detached house
Total floor area	134 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).

Energy rating and score

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

See how to improve this property's energy efficiency.

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	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 261 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,569 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 £866 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 19,514 kWh per year for heating
- 2,131 kWh per year for hot water

Impact on the environment

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

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£100 - £350
Typical yearly saving	£81
Potential rating after completing step 1	65 D

Step 2: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£659
Potential rating after completing steps 1 and 2	73 C

Step 3: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£126
Potential rating after completing steps 1 to 3	75 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£513
Potential rating after completing steps 1 to 4	82 B

Date of assessment	10 April 2024
Date of certificate	11 April 2024
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	8102-7365-4329-4596-6253 (/energy-certificate/8102-7365-4329-4596-6253)
Expired on	24 February 2025
Certificate number	9652-2830-6504-0398-1161 (/energy-certificate/9652-2830-6504-0398-1161)
Expired on	26 October 2018

OGL

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Henderson & Harrison LTD

INVOICE

22a-22b Haugh Lane Industrial Estate
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01434 601932
VAT No: GB621313196
Company Reg: 8641878

Vanessa Reed
Knaresdale House
Slaggyford
Brampton
CA8 7NS

Invoice Date 22 Jun 2026 **Invoice Number** INV137871 **PO Reference** Knarsdale House

Description	Amount
Re- Knarsdale House Knarsdale Cumbria CA8 7NS	
1/ For the carrying out a service to your Gas Boiler as required £130 + vat standard charge 2/ For the carrying out a Gas Landlords Safety Certificate (CP 12) as required £75 + vat discounted 22/6/2026 Gas Engineer J.Harrison	205.00

Subtotal	205.00
Total VAT 20%	41.00
Invoice Total	246.00
Payments Received	0.00
Amount Due	**246.00**

Due Date: 29 Jun 2026

PREFERRED METHOD OF PAYMENT
BANK TRANSFER
Account Name: Henderson and Harrison Limited
Sort Code 20-40-09
Account Number: 43168417
Please use the Invoice Number as your Payment Reference
OR
DEBIT/CREDIT CARD **by phoning office 01434 601932**