Energy performance certificate (EPC)

The Ridge London Road PETERSFIELD GU31 5AJ	Energy rating **E**	Valid until:	**21 January 2035**
		Certificate number:	**2190-1824-9546-7008-1854**

Property type	Detached house
Total floor area	901 square metres

Rules on letting this property

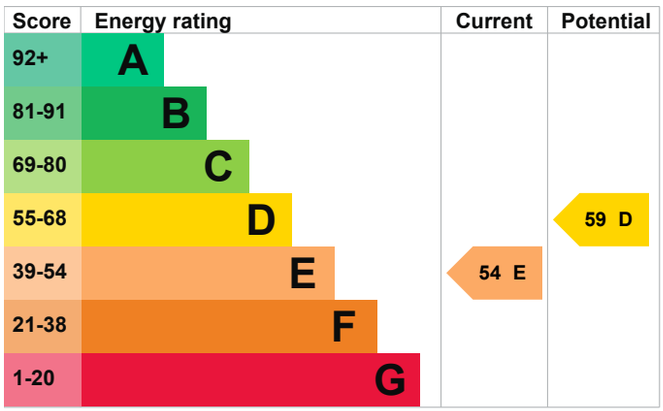
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

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	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Roof room(s), insulated (assumed)	Very good
Roof	Roof room(s), ceiling insulated	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Mostly double glazing	Average
Main heating	Boiler and underfloor heating, LPG	Poor
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Time and temperature zone control	Very good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	Solid, limited 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 112 kilowatt hours per square metre (kWh/m2).

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.

How this affects your energy bills

An average household would need to spend **£9,006 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 £748 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:

- 74,004 kWh per year for heating
- 3,362 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.

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	22.0 tonnes of CO2
This property's potential production	19.2 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	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£749
2. Solar photovoltaic panels	£3,500 - £5,500	£499

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Connor Nye
Telephone	07387089556
Email	cjnye97@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK302692
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 January 2025
Date of certificate	22 January 2025
Type of assessment	RdSAP