

Energy performance certificate (EPC)

58 High Road
Trimley St. Mary
FELIXSTOWE
IP11 0SY

Energy rating

B

Valid until:

11 May 2035

Certificate number:

2459-7817-3323-6876-5162

Property type

Residential Institutions: Hospitals and Care Homes

Total floor area

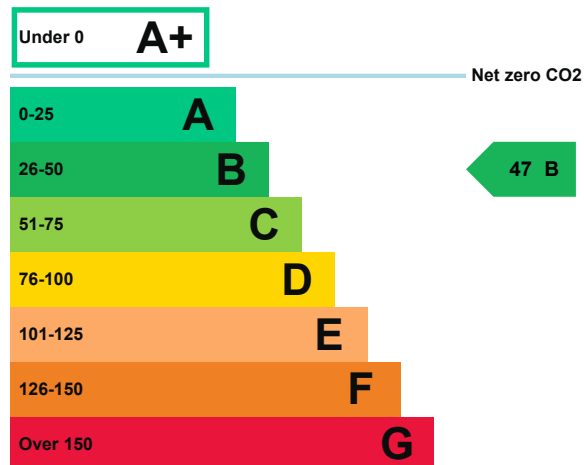
769 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

99 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	57.05
Primary energy use (kWh/m ² per year)	422

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0285-2313-3523-9807-3063\)](#).

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	Michael Burrows
Telephone	07917418800
Email	mburrows@necuk.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000555
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Nationwide Energy Consultancy Ltd
Employer address	31 Huntington Crescent Leeds LS16 5RT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2025
Date of certificate	12 May 2025
