Energy performance certificate (EPC)

Sypsies Butchers Cross Five Ashes MAYFIELD TN20 6JN	Energy rating **G**	Valid until:	**21 January 2035**
		Certificate number:	**2001-3440-3040-6396-9371**

Property type	Detached house
Total floor area	362 square metres

Rules on letting this property

! You may not be able to let this property

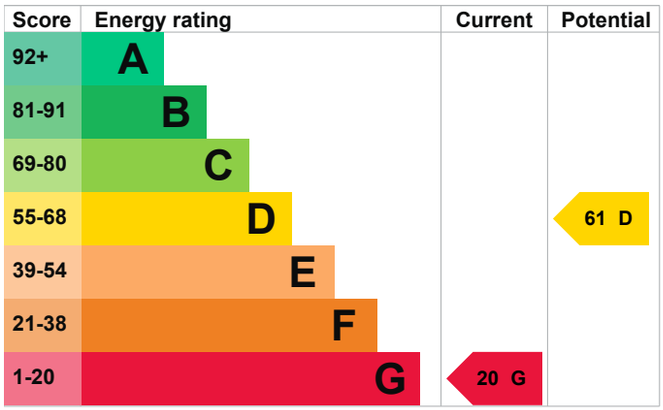
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is G. 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Partial multiple glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 59% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
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 347 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£8,165 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 £3,593 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:

- 75,352 kWh per year for heating
- 3,999 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

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	32.0 tonnes of CO2
This property's potential production	15.0 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	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£319
2. Flat roof or sloping ceiling insulation	£850 - £1,500	£331
3. Room-in-roof insulation	£1,500 - £2,700	£1,025
4. Cavity wall insulation	£500 - £1,500	£126
5. Internal wall insulation	£4,000 - £14,000	£524
6. Floor insulation (suspended floor)	£800 - £1,200	£267
7. Draught proofing	£80 - £120	£46
8. Hot water cylinder thermostat	£200 - £400	£248
9. Heating controls (TRVs)	£350 - £450	£300
10. Condensing boiler	£2,200 - £3,000	£220
11. Solar water heating	£4,000 - £6,000	£74
12. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£112
13. Solar photovoltaic panels	£3,500 - £5,500	£500
14. Wind turbine	£15,000 - £25,000	£934

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	Andrew Spratt
Telephone	07539 410831
Email	andy.spratt@hotmail.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204197
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	31 October 2024
Date of certificate	22 January 2025
Type of assessment	RdSAP