

Energy performance certificate (EPC)

16, Rosedale Avenue
CONSETT
DH8 0DZ

Energy rating

D

Valid until: **17 February 2035**

Certificate number: **2650-4680-7533-4142-6080**

Property type **Retail/Financial and Professional Services**

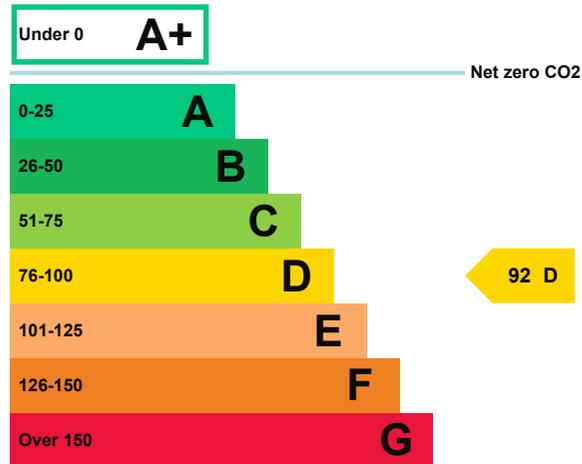
Total floor area **40 square metres**

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 D.



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

8 A

If typical of the existing stock

34 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	34.85
Primary energy use (kWh/m ² per year)	362

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7049-6874-7898-6666-5999\)](/energy-certificate/7049-6874-7898-6666-5999).

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	Stephen Donaghy
Telephone	01207 524 823
Email	stephen@elvetconsultants.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021018
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Karbon Homes Limited
Employer address	No 5, Gosforth Park Avenue, Gosforth Business Park, Newcastle Upon Tyne, Tyne & Wear, NE12 8EG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 February 2025
Date of certificate	18 February 2025
