

# Energy performance certificate (EPC)

49 Melford Court  
Hardwick Grange  
Woolston  
Warrington  
WA1 4RZ

Energy rating

C

Valid until:

25 September 2033

Certificate number:

0289-9202-6367-7422-4290

Property type

General Industrial and Special Industrial Groups

Total floor area

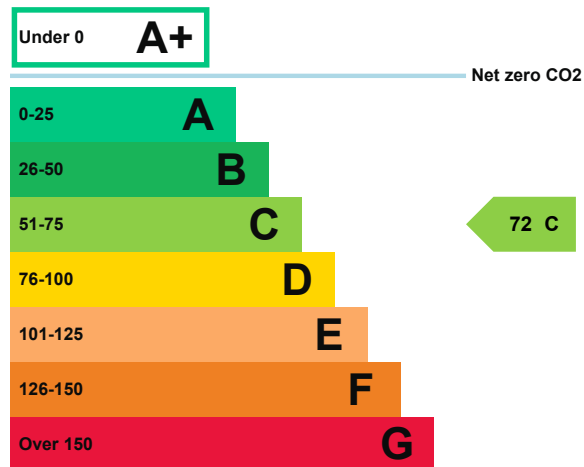
435 square metres

## 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 C.



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

19 A

If typical of the existing stock

77 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 <sub>2</sub> /m <sup>2</sup> per year) | 32.4                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 193                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2979-4928-6076-2402-4221\)](/energy-certificate/2979-4928-6076-2402-4221).

## 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 | Shayn Bennett                                                              |
| Telephone       | 01225753755                                                                |
| Email           | <a href="mailto:info@greenrockenergy.co.uk">info@greenrockenergy.co.uk</a> |

### 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        | QUID206866                                               |
| Telephone            | 01225 667 570                                            |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |                                                                      |
|------------------------|----------------------------------------------------------------------|
| Employer               | GreenRock Energy                                                     |
| Employer address       | 11 Dunkirk Business Park, Southwick, Trowbridge, Wiltshire, BA14 9NL |
| Assessor's declaration | The assessor is not related to the owner of the property.            |
| Date of assessment     | 24 August 2023                                                       |
| Date of certificate    | 26 September 2023                                                    |