

Energy performance certificate (EPC)			
5 Market Place Knaresborough HG5 8AL	Energy rating C	Valid until:	26 August 2035
		Certificate number:	0184-2244-4935-9621-0073

Property type	Retail/Financial and Professional Services
Total floor area	181 square metres

Rules on letting this property

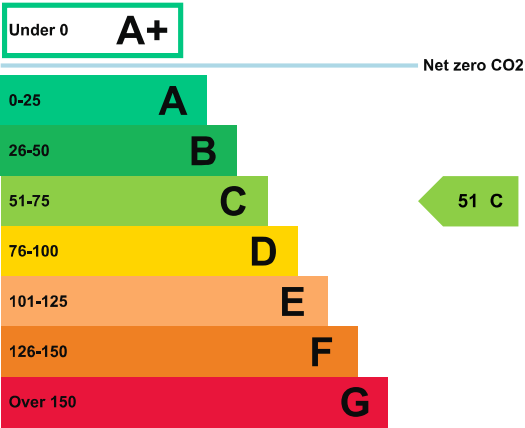
Properties can be let if they have an energy rating from A+ to E.

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	7 A
If typical of the existing stock	28 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)	24.29
Primary energy use (kWh/m ² per year)	257

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2899-6004-0814-9920-8113\)](/energy-certificate/2899-6004-0814-9920-8113).

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	Thomas Simms
Telephone	07805122369
Email	thomas.simms@sw.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	Sterling Accreditation Ltd
Assessor's ID	STER001864
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Sanderson Weatherall LLP
Employer address	Central Square South Orchard Street Newcastle Upon Tyne NE1 3AZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 August 2025
Date of certificate	27 August 2025