Energy performance certificate (EPC)

6 Station Road CLOGHER BT76 0AQ	Energy rating **C**	Valid until:	**9 November 2033**
		Certificate number:	**8995-7836-9951-0830-0603**

Property type	B1 Offices and Workshop businesses
Total floor area	234 square metres

Energy rating and score

This property's energy rating is C.

Under 0	**A+**

Net zero CO2

0-25	**A**
26-50	**B**
51-75	**C**	69 C
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**
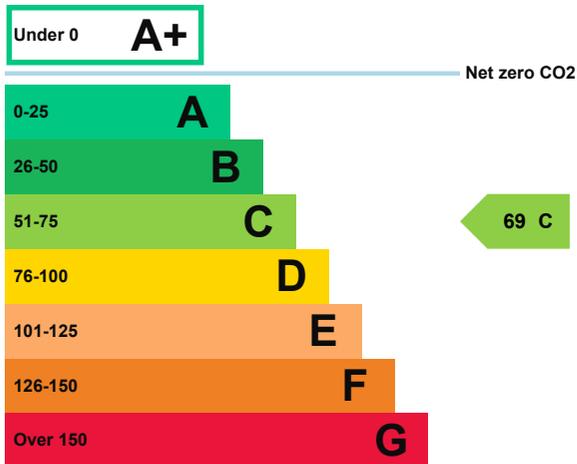
Properties get a rating from A+ (best) to G (worst) and a score.

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

15 A

If typical of the existing stock

40 B

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	19.37
Primary energy use (kWh/m2 per year)	109

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8160-7785-9847-7354-7011).

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	Patrick Laird
Telephone	02882247285
Email	patricklaird59@hotmail.com

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/023368
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	LairdEnegy
Employer address	32 Dublin Road, Omagh N Ireland
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 November 2023
Date of certificate	10 November 2023