

# Energy performance certificate (EPC)

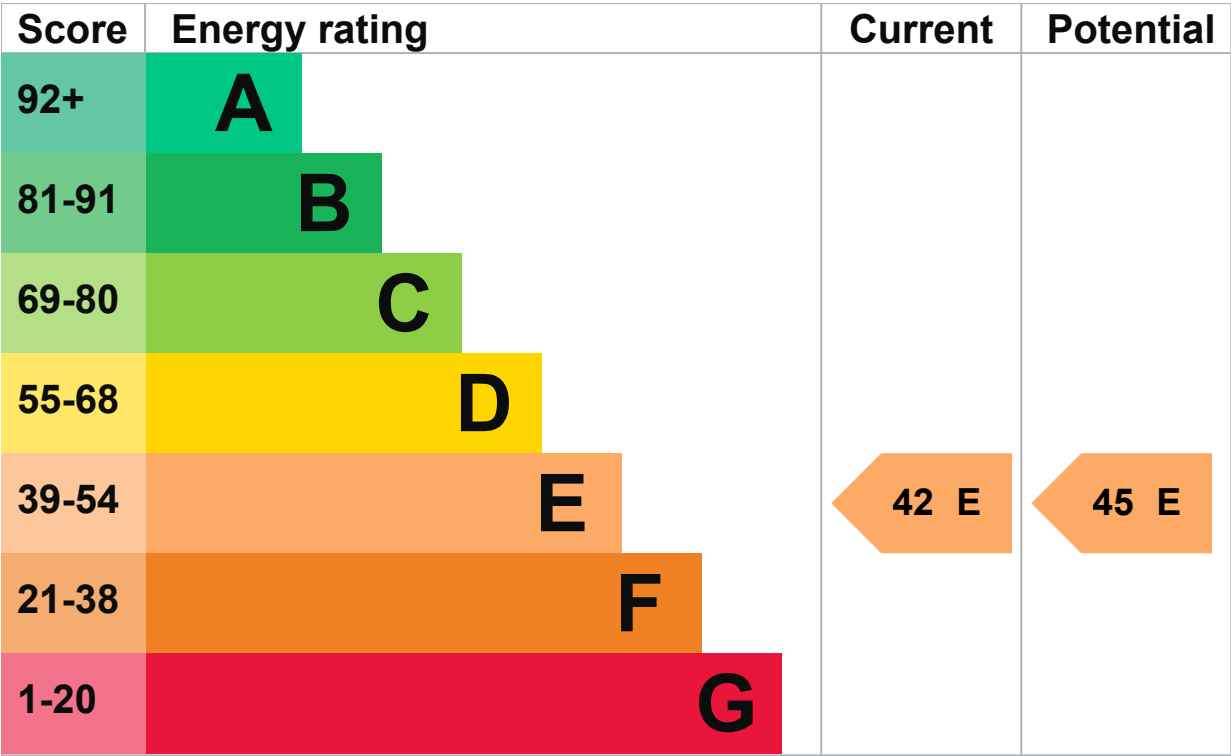
68 Rocks Chapel Road Crossgar DOWNPATRICK BT30 9HN	Energy rating <b>E</b>	Valid until:	31 May 2035
		Certificate number:	1002-6535-9102-0275-8006

Property type	Detached house
Total floor area	267 square metres

## Energy rating and score

This property’s energy rating is E. It has the potential to be E.

[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 Northern Ireland:

- 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial secondary glazing	Poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

## Primary energy use

The primary energy use for this property per year is 195 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated

## How this affects your energy bills

An average household would need to spend **£3,887 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 £199 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.

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

# Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
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<b>This property produces</b>	14.2 tonnes of CO2
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<b>This property’s potential production</b>	13.5 tonnes of CO2
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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

► [Do I need to follow these steps in order?](#)

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## Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£115
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Potential rating after completing step 1	44 E
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## Step 2: Low energy lighting

Typical installation cost	£65
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Typical yearly saving	£85
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Potential rating after completing steps 1 and 2	45 E
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## Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£87
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Potential rating after completing steps 1 to 3	46 E
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## Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
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Typical yearly saving	£166
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**Potential rating after completing  
steps 1 to 4**

**49 E**

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## **Step 5: Internal or external wall insulation**

**Typical installation cost** £4,000 - £14,000

**Typical yearly saving** £1,062

**Potential rating after completing  
steps 1 to 5**

**65 D**

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## **Step 6: Wind turbine**

**Typical installation cost** £15,000 - £25,000

**Typical yearly saving** £865

**Potential rating after completing  
steps 1 to 6**

**74 C**

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## **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** Richard Waite

**Telephone** 07523112594

**Email** [info@waitepropertysolutions.co.uk](mailto:info@waitepropertysolutions.co.uk)

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### **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	QUID212062
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	30 May 2025
Date of certificate	1 June 2025
Type of assessment	► <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)  
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)  
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