

# Energy performance certificate (EPC)

Railway Inn  
4 Biddulph Road  
CONGLETON  
CW12 3JS

Energy rating

C

Valid until: 22 January 2024

Certificate number: 0092-9699-3130-3700-1403

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

421 square metres

## Rules on letting this property

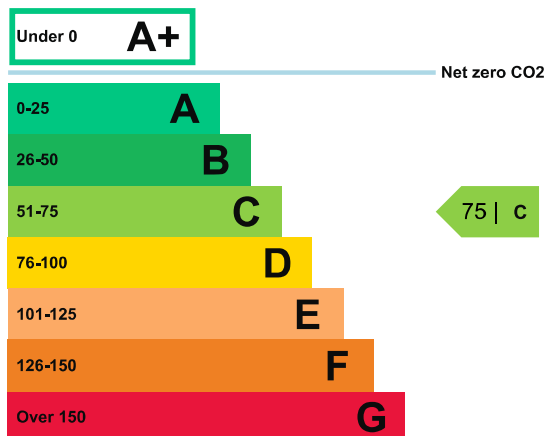
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

34 | B

If typical of the existing stock

90 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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)	89.19

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-1970-0434-9310-6024\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Matthew Burgess
Telephone	01924 669 940
Email	<a href="mailto:mburgess@compliance365.co.uk">mburgess@compliance365.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER008573
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Compliance 365
Employer address	6 Mariner Court, Calder Park, Wakefield WF4 3FL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 January 2014
Date of certificate	23 January 2014

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