Energy Performance Certificate (EPC)

Official Energy Efficiency Report

ENERGY PERFORMANCE CERTIFICATE

Property Address

139 GRANGE ROAD, BEARLEY

CV37 0SF

Current Energy Rating

D

Score: 63

Potential Rating

B

Score: 85

Document Generated

8 June 2026

Certificate Valid Until

20 January 2031

Property Overview

139 GRANGE ROAD, BEARLEY
CV37 0SF

KEY PROPERTY DETAILS

Property Type **[object Object]**	Built Form **[object Object]**
Age Band	Total Floor Area **72 m²**
Habitable Rooms **5**	Heated Rooms **5**
Number of Storeys **1**	Mains Gas Available **Yes**

About This Property

This [object object] was built in the period. It has a total floor area of 72 square metres with 5 habitable rooms. The property has access to mains gas supply, which is typically more efficient for heating.

Energy Cost Analysis

CURRENT ANNUAL COST
£776
per year

POTENTIAL COST
£561
per year

ANNUAL SAVINGS
£215
28% reduction

COST BREAKDOWN BY CATEGORY

Category	Current Cost	Potential Cost	Saving
Space Heating	£611	£452	**£159**
Water Heating	£105	£49	**£56**
Lighting	£60	£60	**£0**
TOTAL	**£776**	**£561**	**£215**

Detailed Recommendations

Based on this property's EPC data, the following improvements may help increase energy efficiency and reduce running costs:

1. Solar Water Heating

MEDIUM

Solar water heating uses roof-mounted panels to preheat water. This can reduce your hot water costs significantly and works well alongside your existing heating system.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£4,000 - £6,000	£60 - £110	25 - 40 years	210 - 400 kg/year

2. Solar Photovoltaic (PV) Panels

HIGH

Solar PV panels generate electricity from sunlight, reducing reliance on grid electricity and potentially generating export income through the Smart Export Guarantee. Savings depend on roof orientation, shading, and household usage — discuss suitability with a qualified installer.

Typical Cost	Annual Saving	Payback Period	CO2 Reduction
£3,500 - £5,500	Varies by property	8 - 15 years	800 - 1,500 kg/year

These recommendations are derived from the property characteristics recorded in the Energy Performance Certificate. Cost and saving estimates are indicative and will vary depending on the property and installer. For the full official improvement report, refer to the Energy Performance Certificate issued by the accredited assessor.

Environmental Impact

Current CO2 Emissions

3.5

tonnes per year

Potential CO2 Emissions

1.4

tonnes per year

POTENTIAL ENVIRONMENTAL BENEFIT

2.1 tonnes
CO2 reduction per year

60%
emission reduction

95
trees planted equivalent

UK HOUSEHOLD COMPARISON

UK Average CO2 Emissions

6.0 tonnes/year

This Property vs Average

42% below average

ENVIRONMENTAL IMPACT RATING

The environmental impact rating measures the overall environmental impact based on CO2 emissions. Higher scores indicate lower environmental impact.

Current Rating	Potential Rating	Improvement
58	83	+25
out of 100	out of 100	points possible

Insulation Analysis

TYPICAL HEAT LOSS BY COMPONENT

Understanding where heat escapes from your home helps prioritize improvements. The percentages below show typical heat loss for an uninsulated home:

35%	25%	15%	10%	15%
Walls	Roof	Floor	Windows	Draughts

YOUR PROPERTY INSULATION STATUS

W	Walls	Average	~35% heat loss
R	Roof	Average	~25% heat loss
G	Windows	Average	~10% heat loss
F	Floor	N/A	~15% heat loss

Insulation Priority Guidance

1. Loft insulation is typically the cheapest and most effective improvement
2. Cavity wall insulation offers significant savings with relatively low cost
3. Solid wall insulation is more expensive but essential for older properties
4. Draught-proofing is often DIY-friendly and very cost-effective

Heating System Analysis

PRIMARY HEATING SYSTEM

System Type

Efficiency Rating
Good

Fuel Type
Not recorded

Heating Controls
Good

HEATING CONTROLS

Control System

Secondary Heating

HOT WATER SYSTEM

System Description

Efficiency Rating
Good

HEATING UPGRADE OPTIONS

System Type	Typical Cost	Efficiency	Annual Saving
A-rated Gas Boiler	£2,500 - £3,500	90%+	**£200 - £350**
Air Source Heat Pump	£8,000 - £14,000	300%+	**£300 - £600**
Smart Controls	£200 - £400	N/A	**£75 - £150**

Renewable Energy Options

CURRENT RENEWABLE ENERGY FEATURES

Solar PV
Not installed

Solar Water Heating
Not installed

Wind Turbines
Not installed

SOLAR PANEL POTENTIAL

Based on your property size, here's an estimate of solar panel potential:

86 kWh
Potential annual generation

£26
Potential annual saving

20 kg
CO2 saved per year

Typical installation cost: £5,000 - £8,000 for a 4kW system

HEAT PUMP OPTIONS

Air Source Heat Pump

Extracts heat from outside air
Cost: £8,000 - £14,000
Efficiency: 300%+
Best for: Well-insulated homes

Ground Source Heat Pump

Extracts heat from the ground
Cost: £15,000 - £35,000
Efficiency: 400%+
Best for: Properties with garden space

Government Grants Available

Boiler Upgrade Scheme (BUS): Up to £7,500 towards heat pump installation
Great British Insulation Scheme: Free or subsidised insulation for eligible households
ECO4: Energy Company Obligation scheme for low-income households

Visit gov.uk/energy-grants-calculator to check eligibility

Glossary & Next Steps

GLOSSARY OF TERMS

EPC	Energy Performance Certificate - A document showing the energy efficiency rating of a property, graded from A (most efficient) to G (least efficient).
SAP Rating	Standard Assessment Procedure - The government's methodology for assessing and comparing the energy and environmental performance of dwellings.
Primary Energy	The total energy required including losses in generation, transmission, and distribution. It accounts for the full environmental impact.
U-Value	A measure of heat loss through a building element. Lower U-values mean better insulation. Measured in W/m2K.
Thermal Mass	The ability of a material to absorb and store heat energy. High thermal mass helps regulate indoor temperatures.
Air Permeability	A measure of how much air leaks through the building fabric. Lower values indicate better airtightness.
COP (Coefficient of Performance)	For heat pumps, the ratio of heat output to electricity input. A COP of 3 means 3kW of heat for every 1kW of electricity.
kWh (Kilowatt-hour)	A unit of energy. One kWh is the energy used by a 1kW appliance running for one hour.
Cavity Wall	A wall made of two layers with a gap (cavity) between them. The cavity can be filled with insulation.
Solid Wall	A single-layer wall, typically found in older properties. Can be insulated internally or externally.

RECOMMENDED NEXT STEPS

- Review the recommendations in this report and prioritise based on cost-effectiveness
- Get quotes from multiple installers - use TrustMark accredited traders for quality assurance
- Check eligibility for government grants and schemes before proceeding
- Start with quick wins like LED lighting and draught-proofing while planning larger improvements
- Consider getting a new EPC after making improvements to document the enhanced rating

Useful Resources

Energy Saving Trust: energysavingtrust.org.uk
Simple Energy Advice: simpleenergyadvice.org.uk

TrustMark (Find Accredited Traders): trustmark.org.uk
Government Energy Grants: gov.uk/energy-grants-calculator
Boiler Upgrade Scheme: gov.uk/apply-boiler-upgrade-scheme

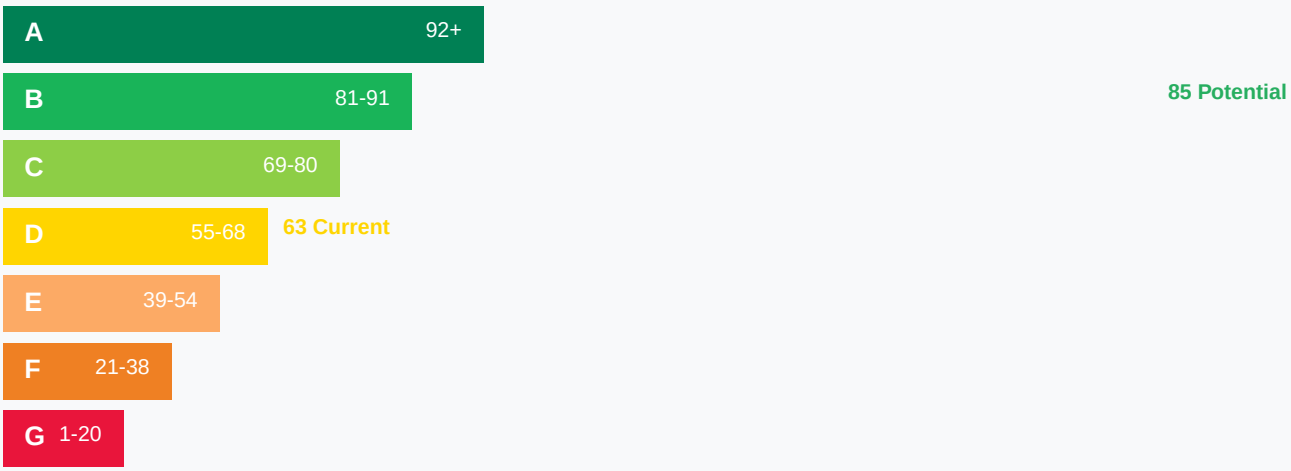
Technical Appendix

Detailed EPC Register Data

139 GRANGE ROAD, BEARLEY, CV37 0SF

Energy Rating Scale

Very energy efficient - lower running costs



Not energy efficient - higher running costs

ENERGY USE & ENVIRONMENTAL IMPACT

£776	3.5	-£233	Unknown
Estimated yearly cost	CO tonnes/year	Potential savings/year	Property age band

PROPERTY CHARACTERISTICS

Walls	Roof
Windows	Main Heating
Hot Water	Lighting

Certificate Details

Assessment Date	Valid Until	Property Type	Floor Area
20 January 2021	**20 January 2031**		**72 m²**

Location

ADDRESS Full property address (postcode recorded separately)	139 GRANGE ROAD, BEARLEY
POST TOWN The post town of the property	—
POSTCODE Postcode for the building address	CV37 0SF
COUNTY County in which the building is located (where applicable)	—
LOCAL AUTHORITY Local authority area where building is located	—
CONSTITUENCY Parliamentary constituency where building is located	—

Additional Information

LMK KEY Individual lodgement identifier - unique certificate reference	0110-2920-8090-2029-7751
BUILDING REFERENCE NUMBER Unique identifier for the property	100070218986
INSPECTION DATE The date the inspection was carried out by the energy assessor	20 January 2021
VALID UNTIL Certificate expiry date (EPCs are valid for 10 years)	20 January 2031
TRANSACTION TYPE Type of transaction that triggered the EPC	Unknown

ENVIRONMENT IMPACT CURRENT Current environmental impact rating based on CO2 emissions	58
ENVIRONMENT IMPACT POTENTIAL Potential environmental impact rating after improvements	83
ENERGY CONSUMPTION CURRENT Current estimated annual energy consumption (kWh/m2)	281
ENERGY CONSUMPTION POTENTIAL Potential annual energy consumption after improvements (kWh/m2)	107
CO2 EMISSIONS CURRENT Current CO2 emissions per year (tonnes/year)	3.5
CO2 EMISSIONS PER FLOOR AREA CO2 emissions per square metre floor area (kg/m2/year)	50
CO2 EMISSIONS POTENTIAL Potential CO2 emissions after improvements (tonnes/year)	1.4
TOTAL FLOOR AREA Total useful floor area measured to internal face of external walls (m2)	72
ENERGY TARIFF Type of electricity tariff for the property	Unknown
MAINS GAS Whether mains gas is available at the property	Yes

139 GRANGE ROAD, BEARLEY, CV37 0SF

ESTIMATED ANNUAL ENERGY COSTS

Cost Type	Current	Potential	Saving
Lighting	£60	£60	£0
Heating	£611	£452	£159
Hot Water	£105	£49	£56
TOTAL	**£776**	**£561**	**£215**

Property Features

NUMBER OF HABITABLE ROOMS Living rooms, bedrooms, dining rooms, studies and similar spaces	5	
NUMBER OF HEATED ROOMS The number of heated rooms in the property	5	
LOW ENERGY LIGHTING Percentage of low energy lighting as proportion of total fixed lights	100%	
NUMBER OF OPEN FIREPLACES Open fireplaces that allow air passage between inside and outside	0	

Hot Water System

HOT WATER DESCRIPTION Overall description of the hot water system		
HOT WATER ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
HOT WATER ENVIRONMENTAL	Good	GOO

EFFICIENCY Environmental efficiency rating		D

Floor

FLOOR DESCRIPTION Overall description of the floor construction		
FLOOR ENERGY EFFICIENCY Energy efficiency rating	N/A	N/A
FLOOR ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	N/A	N/A

Windows

WINDOWS DESCRIPTION Overall description of the window glazing		
WINDOWS ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
WINDOWS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Average	AVERAGE

Walls

WALLS DESCRIPTION Overall description of the wall construction		
WALLS ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
WALLS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Average	AVERAGE

Roof

ROOF DESCRIPTION Overall description of the roof construction		

ROOF ENERGY EFFICIENCY Energy efficiency rating	Average	AVERAGE
ROOF ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Average	AVERAGE

Lighting System

LIGHTING DESCRIPTION Overall description of the lighting system		
LIGHTING ENERGY EFFICIENCY Energy efficiency rating	Very Good	VERY GOOD
LIGHTING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Very Good	VERY GOOD

Heating System

MAIN HEATING DESCRIPTION Overall description of the main heating system		
MAIN HEATING ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
MAIN HEATING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Good	GOOD
MAIN FUEL TYPE The type of fuel used to power the central heating	—	

Heating Controls

MAIN HEATING CONTROLS Description of the heating control system		
CONTROLS ENERGY EFFICIENCY Energy efficiency rating	Good	GOOD
CONTROLS ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	Good	GOOD

Secondary Heating

SECONDARY HEATING DESCRIPTION Description of any secondary heating system		
SECONDARY HEATING ENERGY EFFICIENCY Energy efficiency rating	N/A	N/A
SECONDARY HEATING ENVIRONMENTAL EFFICIENCY Environmental efficiency rating	N/A	N/A

Glazing Details

MULTI-GLAZE PROPORTION Percentage of glazed area that is multiple glazed	100%
GLAZED TYPE Type of glazing: single, double or triple	3
GLAZED AREA Ranged estimate of the total glazed area	1

Recommendations

- [object Object]
- [object Object]
- [object Object]

About This Document

This Energy Performance Certificate (EPC) report has been generated from official EPC register data. EPCs provide information about a property's energy use and typical energy costs, and provide recommendations on how to reduce energy use and save money.

EPCs are valid for 10 years from the date of issue. For more information, visit:
www.gov.uk/energy-performance-certificate