PREDICTED ENERGY ASSESSMENT

Anderson Goddard Ltd

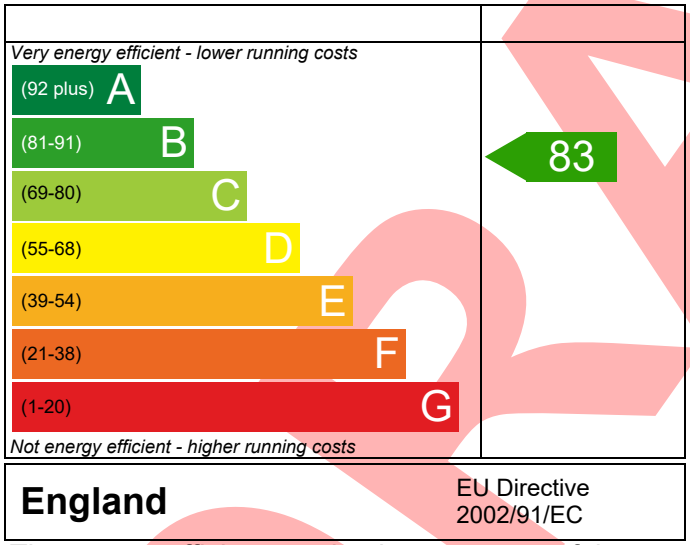
Plot 95, Gloster Park,
Amble,
MORPETH,
NE65 0JQ

Dwelling type:	House, Semi-Detached
Date of assessment:	05/04/2021
Produced by:	Anderson Goddard Limited
Total floor area:	86.1 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO_2) emissions.

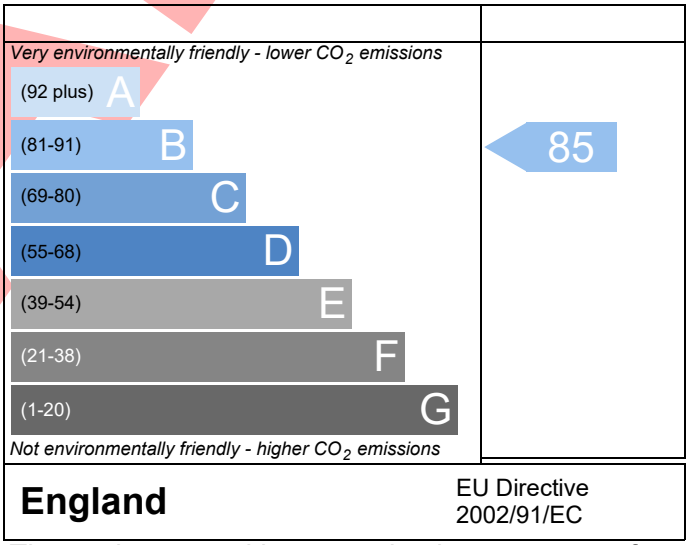
Energy Efficiency Rating



England EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



England EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

DRAFT

This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.