

Energy performance certificate (EPC)

Fernley
2 Botanic Avenue
Manchester
M15 6HT

Energy rating
B

Valid until: **19 June 2035**

Certificate number: **5313-1108-1171-9910-5904**

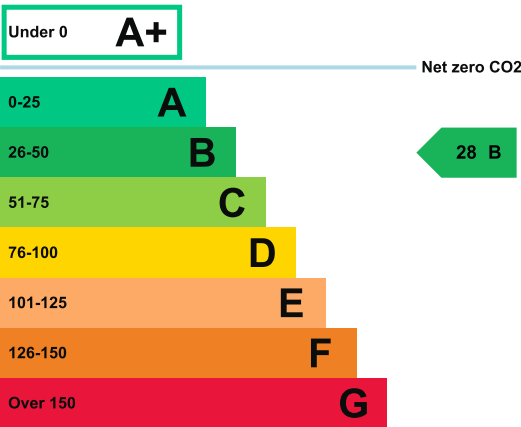
Property type	Residential Spaces
Total floor area	33,878 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



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	17 A
If typical of the existing stock	68 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	8.13
Primary energy use (kWh/m ² per year)	74

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1681-1083-5945-8630-9872\)](/energy-certificate/1681-1083-5945-8630-9872).

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	Neville Duggan
Telephone	01612093259
Email	nev@7consulting.co.uk

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/008450
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Seven Consulting Ltd
Employer address	Peter House, Manchesterm M1 5AN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 June 2025
Date of certificate	20 June 2025
