

Property Information Sheet



Name and Address

Sue and John
Dolma Lodge
Nant y Caws
Morda
Oswestry
SY10 9FG

Property Description

Detached bungalow, timber framed.

Built into a bank on a concrete slab foundation/cellar to make it south facing.

What changes have you made to your home?

It's a new build and built to Passive house standards reaching an EPC rating of A+

Why did you make these changes?

We built an energy efficient house for our future needs and to add to the housing stock!

What were the approximate costs?

All the materials came to approx. £142,000 incl . VAT which was reclaimed and labour came to about £35,000. We didn't pay ourselves and did do a lot of the work!!

What have been the approximate energy savings?

We have a heat recovery ventilation system, a log burning stove providing hot water for use and for the underfloor heating system. The house also has Solar PV and solar thermal panels.

We burn the stove for about 2 hours a day in winter compared to our previous property where the stove was on all day.

No idea of cost savings but a lot less energy is used to keep the house functioning and warm.

Cooking is all done by bottled gas.



Property Information Sheet continued...

What have been the effects on your home?

All purpose built and designed for energy efficiency

Who undertook the work?

We carried out a lot of the work and just employed specialists like bricklayers (Mal Haynes) and plasterers (now retired) who could do these jobs more efficiently than we could.
There was a lot of groundwork required to dig into a north facing slope and create a flat building area and we had an excellent person for this – Pete West.

Would you recommend them?

Definitely

What else would you like to do? And why haven't you done them yet?

Nothing other than finishing off decorating.....

Have you considered any measures but rejected them? Please give details of what and why.

We did consider compost toilets and reed beds. Rejected as we had to put a bio digester in for our other property (we built in its garden) so it was simpler to plumb straight into that.

Do you have any further comments?

We have our own water supply having hit a spring and gather rainwater so no water bills here!

Are there any access issues? Eg steep steps, lack of parking.

No. Parking on driveway. Access via long paved and wooden slopes