

GadsdenValuations

Property Valuation Report

Ref: gv-78u4efefvs

Model: Gadsden Meridian v6.11

Date: 11 Jun 2026 00:59

Property Details

Address	Flat 26, Coronation Court, Cooperage Lane, Southville, Bristol
Postcode	BS3 1FH
Property Type	Flat
Bedrooms	2
Bathrooms	1
Floor Area	62 m ² (667 sq ft)
Implied £/m ²	£5,152 per m ²
Construction Period	2012-2021
EPC Rating	B

Estimated Market Value

PREDICTED VALUE

£319,416

Estimated range: £273,965 - £364,866

Confidence Assessment

Fitch Band B — FSD ≤ 0.10

FSD Value 0.0865

The Forecast Standard Deviation (FSD) is the model's estimate of its own prediction error for this property. It determines both the valuation range above and the Fitch RMBS classification band shown here.

Comparable Properties

ADDRESS	DISTANCE	SALE DATE	SALE PRICE	TYPE	FLOOR AREA	£/M ²
Flat 15, Coronation Court, Cooperage Lane, Southville, Bristol	0.0 km	2025-06-06	£220,000	F	50 m ²	£4,400
Flat 20, Coronation Court, Cooperage Lane, Southville, Bristol	0.0 km	2024-12-11	£285,000	F	55 m ²	£5,182
Flat 6, Coronation Court, Coronation Road, Southville, Bristol	0.0 km	2025-03-25	£295,000	F	65 m ²	£4,538
Flat 3, Coronation Court, Cooperage Lane, Southville, Bristol	0.0 km	2025-11-21	£335,000	F	64 m ²	£5,234
Flat 2, 169 Coronation Road, Southville, Bristol	0.0 km	2024-08-02	£225,000	F	46 m ²	£4,891
Flat 3, 169 Coronation Road, Southville, Bristol	0.0 km	2024-10-31	£235,000	F	49 m ²	£4,796
Flat 15, Cooperage Court, Cooperage Lane, Southville, Bristol	0.1 km	2025-03-31	£300,000	F	55 m ²	£5,455
Flat 11, Cooperage Court, Cooperage Lane, Southville, Bristol	0.1 km	2025-02-14	£327,500	F	56 m ²	£5,848

Type: Land Registry codes — D detached · S semi-detached · T terraced · F flat/maisonette.

Rental Evidence

Estimated rental value based on current asking rents. This is an indicative estimate, not a formal rental valuation.

Est. Monthly Rent	£1,500 pcm
Est. Annual Rent	£18,000 pa
Gross Yield	5.64%
Rental Comps	9 comparable rental listings

ADDRESS	MONTHLY RENT	BEDS	TYPE	DISTANCE	LISTED
Flat, Raleigh Road, Bristol	£2,600	2	Flat	0.1 km	2026-03-03
Southville, Bristol, BS3	£1,500	2	Flat	0.1 km	2026-03-19
Beauley Rd - Southville	£1,300	2	Flat	0.1 km	2026-04-23
Coronation Road, Southville, Bristol, BS3	£1,600	2	Apartment	0.2 km	2026-06-02
Cigar Factory - Southville	£1,400	2	Flat	0.3 km	2026-05-06
McArthurs Yard, Bristol, Somerset, BS1	£1,850	2	Apartment	0.3 km	2026-05-19
Portland Court, Cumberland Close, Baltic Wharf, BS1	£1,450	2	Apartment	0.3 km	2026-04-23
Harbourside, Great Western House, BS1 6GN	£1,500	2	Apartment	0.4 km	2026-03-03
Gas Ferry Road, Great Western House Gas Ferry Road, BS1	£1,750	2	Flat	0.4 km	2026-05-12

What Drives This Valuation

How groups of property and market factors push the valuation up or down relative to the model baseline. Values are specific to this property.

FACTOR	EFFECT ON VALUE
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Location	+£95,435
Property attributes	-£89,080
Neighbourhood	+£38,089
Sale history	+£22,708

Methodology

This valuation is produced by an automated valuation model (AVM) using gradient-boosted decision trees (LightGBM) trained on HM Land Registry transaction data, Energy Performance Certificate (EPC) records, Ordnance Survey address and spatial data, and derived neighbourhood pricing features. The model analyses comparable recent sales, property characteristics including floor area, property type, age, and EPC rating, as well as location factors including neighbourhood price levels, school proximity, and flood risk to estimate the current market value.

Model Information

Model	Gadsden Meridian v6.11
MdAPE	6.7%
Within 10%	65.4% of valuations
Within 20%	87.6% of valuations
Sample Size	295,026 transactions
Validation	Independently tested on H2-2025 Land Registry transactions
Deployed	08 March 2026

No-Value Policy

Where data is insufficient to produce a reliable estimate, Gadsden Meridian returns a 'no value' response rather than an unreliable figure. No valuations are consumed for no-value responses. The lender can route the property to their next option in the valuation cascade. See gadsdenvaluations.com/no-value-policy for details.

Limitations

This is a statistical estimate produced by an automated valuation model, benchmarked against Land Registry sale prices. It does not account for internal condition, recent renovations not reflected in EPC data, planning permissions, legal restrictions, or structural issues.

Data sources: HM Land Registry (Crown Copyright), Energy Performance of Buildings Register, Ordnance Survey (Crown Copyright and database right). Contains public sector information licensed under the Open Government Licence v3.0.

Produced by Gadsden Meridian v6.11 on 11 June 2026 at 00:59. Ref: gv-78u4efefvs.

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