

GadsdenValuations

Property Valuation Report

Ref: gv-czs9yrbnp

Model: Gadsden Meridian v6.11

Date: 11 Jun 2026 00:59

Property Details

Address	2 Admiral House 38-42, Newport Road
Postcode	CF24 0DH
Property Type	Flat
Bedrooms	1
Bathrooms	1
Floor Area	36 m ² (388 sq ft)
Implied £/m ²	£3,202 per m ²
Construction Period	2007-2011
EPC Rating	C

Estimated Market Value

PREDICTED VALUE

£115,288

Estimated range: £52,571 - £178,004

Confidence Assessment

Fitch Band D — FSD > 0.20

FSD Value 0.3307

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
95 Admiral House, 38-42 Newport Road, Adamsdown	0.0 km	2025-03-18	£150,000	F	60 m ²	£2,500
106 Admiral House 38-42, Newport Road	0.0 km	2025-06-04	£92,000	F	49 m ²	£1,878
50 Admiral House 38-42, Newport Road	0.0 km	2025-01-17	£150,000	F	64 m ²	£2,344
79 Admiral House, 38-42, Newport Road	0.0 km	2025-06-19	£132,000	F	60 m ²	£2,200
139 Admiral House 38-42, Newport Road	0.0 km	2024-08-12	£135,500	F	50 m ²	£2,710
49 Admiral House, 38-42 Newport Road, Adamsdown	0.0 km	2025-02-05	£95,000	F	60 m ²	£1,583
4 Admiral House 38-42, Newport Road	0.0 km	2025-10-09	£96,000	F	39 m ²	£2,462
Flat 10, Windsor Court, Moira Terrace, Adamsdown, Cardiff	0.2 km	2024-10-14	£127,000	F	47 m ²	£2,702

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	£1,050 pcm
Est. Annual Rent	£12,600 pa
Gross Yield	10.93%
Rental Comps	2 comparable rental listings

ADDRESS	MONTHLY RENT	BEDS	TYPE	DISTANCE	LISTED
Newport Road, Cardiff	£1,150	1	Apartment	0.0 km	2026-03-03
Admiral House, Newport Road, Cardiff	£895	1	Apartment	0.0 km	2026-04-28

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
Property attributes	-£78,827
Location	+£32,693
Sale history	-£24,052

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
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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.

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