

GadsdenValuations

Property Valuation Report

Ref: gv-dk5dmx9qgb

Model: Gadsden Meridian v6.11

Date: 11 Jun 2026 00:59

Property Details

Address	First Floor Rear, 28 Manor Terrace, Headingley, Leeds
Postcode	LS6 1BU

Estimated Market Value

PREDICTED VALUE

No value returned

The model declined to value this property rather than return an unreliable figure. No valuation was consumed.

Why No Value Was Returned

Reason	missing_critical_data
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Where critical inputs are missing or comparable evidence is too thin, Gadsden Meridian returns this response instead of a figure. Route the property to the next option in your valuation cascade. See gadsdenvaluations.com/no-value-policy.

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-dk5dmx9qgb.

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SAMPLE