

Property Details

Address	Flat 26, Coronation Court, Cooperage Lane
Postcode	BS3 1FH
Property Type	Flat
Bedrooms	2
Bathrooms	1
Floor Area	62 m² (667 sq ft)
Implied £/m²	£4,520 per m²
Construction Period	2012–2021
EPC Rating	B
Council Tax Band	B

Estimated Market Value

PREDICTED VALUE

£280,242

Estimated range: £220,127 – £340,356

Confidence Assessment

Fitch Band C — FSD ≤ 0.20

FSD Value	0.1304
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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	£/M²
Flat 36 Coronation Court, Cooperage Lane, Southville	0.0 km	2025-03-31	£275,000	F	52 m²	£5,288
Flat 15, Coronation Court, Cooperage Lane	0.0 km	2025-06-06	£220,000	F	50 m²	£4,400
Flat 20, Coronation Court, Cooperage Lane	0.0 km	2024-12-11	£285,000	F	55 m²	£5,182
Apartment 6, Coronation Court, Coronation Road, Southville	0.0 km	2025-03-25	£295,000	F	65 m²	£4,538
Flat 3, Coronation Court, Cooperage Lane	0.0 km	2025-11-21	£335,000	F	64 m²	£5,234
Flat 2, 169 Coronation Road, Southville	0.0 km	2024-08-02	£225,000	F	46 m²	£4,891
Flat 3, 169 Coronation Road, Southville	0.0 km	2024-10-31	£235,000	F	49 m²	£4,796
Flat 15, Cooperage Court, Cooperage Lane, Southville	0.1 km	2025-03-31	£300,000	F	55 m²	£5,455
Flat 11, Cooperage Court, Cooperage Lane, Southville	0.1 km	2025-02-14	£327,500	F	56 m²	£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	£2,500 pcm
Est. Annual Rent	£30,000 pa
Gross Yield	10.71%

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	-£88,664
Location	+£64,953
Neighbourhood	+£31,649
Sale history	+£18,710

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 v6.14
MdAPE	9.0%

Within 10%	53.8% of valuations
Within 20%	80.5% of valuations
Sample Size	182,445 transactions
Validation	Independently tested on Q2-2026 Land Registry transactions
Deployed	26 July 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: contains HM Land Registry data © Crown copyright and database right 2026 (Price Paid Data and INSPIRE index polygons). EPC data from the Energy Performance of Buildings register (DLUHC register terms). Office for National Statistics, Police.uk recorded crime, Environment Agency flood data, Department for Education GIAS / Ofsted ratings, and Ordnance Survey OpenData — licensed under the Open Government Licence v3.0. UK train station locations ([davwheat/uk-railway-stations](https://github.com/davwheat/uk-railway-stations)) under the Open Database Licence (ODbL); any derived database is offered under the same licence.

Legal Notice

This report is an automated statistical estimate produced by the Gadsden Meridian model. It is not a RICS Red Book valuation and is not based on a physical inspection of the property. It is an estimate of market value as at the report date with a stated confidence measure; it is not definitive and the actual transaction price may differ. It is provided for the use of the account holder who requested it and should not be the sole basis for any lending, credit, investment or other financial decision. Gadsden Valuations Limited accepts no responsibility to any other party who may see or rely on this report. Use of this report is subject to our Terms of Service at gadsdenvaluations.com/terms, including the limitation of liability.

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