

GadsdenValuations

Property Valuation Report

Ref: gv-ny4nbvawku**Model:** Gadsden Meridian v6.14**Date:** 28 Jul 2026 01:04

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 v6.14
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

SAMPLE

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.

Produced by Gadsden Meridian v6.14 on 28 July 2026 at 01:04. Ref: gv-ny4nbvawku.

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