

GadsdenValuations

Property Valuation Report

Property Details

Address	5 Mount Park Avenue
Postcode	CR2 6DU
Property Type	Detached
Floor Area	119 m ²

Estimated Market Value

PREDICTED VALUE

£656,935

Estimated range: £527,256 – £786,613

Confidence Assessment

Tier 2 — Moderate Confidence

The model has reasonable comparable evidence for this estimate, but there may be some uncertainty due to fewer nearby comparables or moderate property-type variation. Treat as an indicative estimate.

Comparable Properties

ADDRESS	DISTANCE	SALE DATE	SALE PRICE	TYPE	FLOOR AREA
14 Kingsdown Avenue	0.17 km	2025-03-27	£610,000	Detached	110 m ²
186 Pampisford Road	0.18 km	2025-10-31	£717,000	Detached	147 m ²
14 Coningsby Road	0.29 km	2025-08-01	£485,000	Detached	98 m ²
31 Blackford Close	0.23 km	2024-10-02	£660,000	Detached	125 m ²
5 Kingsdown Avenue	0.21 km	2025-03-14	£640,000	Detached	124 m ²
38 Hamond Close	0.22 km	2025-02-25	£553,000	Detached	85 m ²

ADDRESS	DISTANCE	SALE DATE	SALE PRICE	TYPE	FLOOR AREA
55 Mount Park Avenue	0.38 km	2025-03-28	£745,000	Detached	131 m ²
7 Hamond Close	0.27 km	2025-10-16	£480,000	Detached	87 m ²
15 Knighton Close	0.29 km	2024-11-18	£850,000	Detached	223 m ²
370 Brighton Road	0.33 km	2025-01-24	£612,500	Detached	147 m ²

Feature Contributions

How each property attribute influenced the predicted value relative to the local median.

FEATURE	CONTRIBUTION
Median Household Income	+£8,482,248
Prev Sale Hpi Adjusted	+£8,093,789
Floor Area	+£4,197,159
Latitude	+£1,744,640
Property Type	+£1,357,677
Prev Sale Price	+£1,058,956
Pct Degree Qualified	+£884,628
Longitude	+£664,305
Days Since 2015	+£493,832
Habitable Rooms	+£283,587

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.

Limitations & Disclaimer

This is a statistical estimate produced by an automated valuation model. It is **not a formal RICS Red Book valuation** and has not been prepared by a qualified surveyor.

This report should not be relied upon as the sole basis for mortgage lending decisions, legal proceedings, insurance valuations, or property transactions where a formal surveyor's valuation is required by regulation or contract.

The estimate does not account for: internal condition or decoration; recent renovations or extensions not reflected in EPC data; planning permissions or development potential; legal restrictions, covenants, or rights of way; contamination or structural issues; or any other factors not captured in publicly available data sources.

Gadsden Valuations Ltd accepts no liability for any loss, damage, or cost arising from decisions made in reliance on this estimate. Users should obtain independent professional advice where appropriate.

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