FLOWER PROPERTY

Flower Property News

WIDCOMBE & BATHWICK'S WEEKLY PROPERTY NEWS

No. 108
27 October 2026

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THE WEEK IN ONE LINE

Homes for sale reached another 2026 high of 164, while sales agreed eased to 4, three of them over £1,000,000.

NEW TO MARKET
8
▼ 1 on last week

SALES AGREED
4
▼ 3 on last week

PRICE CUTS
6
and 2 sales fell through

WHO HAS THE UPPER HAND?
Leaning to buyers
Last 4 weeks: 14 new homes for every 10 sold

Sellers — Buyers
Even

Our week

- **A lovely walk with friends** around Iford Manor and Freshford on Sunday, then a fantastic Sunday roast at The Inn at Freshford. Highly recommend!
- **11 Widcombe Crescent** came to market with us on 21 October, guide price £300,000: a Grade I listed one bedroom flat.
- **Lettings:** one of the week's 5 lets agreed was ours.



For sale with us

All properties →



St James' Passage, Bath
3 bedrooms · Rooftop terrace, Abbey views
£799,000 VIEW



Sydney Place, Bath
3 bedrooms · 3,056 sq ft, three courtyards
£699,995 VIEW



Green Park, Bath
2 bedrooms · Share of freehold, 7.3% yield
£370,000 VIEW



Widcombe Crescent
1 bedroom · Guide price, Grade I listed
£300,000 VIEW

1

WEEK ENDING 25.10.26

The week in numbers

Sales

On the market = homes available to buy now, not those under offer

ON THE MARKET	NEW INSTRUCTIONS	SALES AGREED	PRICE REDUCTIONS	FELL THROUGH
164	8	4	6	2
▲ 1 on last week	▼ 1 on last week	▼ 3 on last week	sellers who cut their price	sales back on the market
a new high for 2026	3-month avg 9.6	3-month avg 6.2		

WHAT IT MEANS

Selling? Only 4 sales agreed, but 3 were over £1,000,000, so the top end is still moving. With 164 homes for sale, the ones selling are priced right from day one.

Buying? More choice than at any point this year, 6 price cuts and 2 sales back on the market after falling through: room to negotiate, especially on homes listed a while.

WHO HAS THE UPPER HAND?

Leaning to buyers

Sellers — Buyers

Even

SUPPLY VS DEMAND		HOMES ON THE MARKET		PRICES	
32 came on, 23 sold in 4 weeks	Buyers	near its 2026 high	Buyers	Down 8% on the 3-month avg	Buyers

Thinking of selling? With more homes for sale than at any point this year, the right price and a strong launch make all the difference. Find out what your home is worth, with a free valuation from Jack.

BOOK A VALUATION

Lettings

On the market = homes available to rent now, not those let agreed

ON THE MARKET	NEW INSTRUCTIONS	LETS AGREED	PRICE REDUCTIONS	FELL THROUGH
33	8	5	5	0
▲ 1 on last week	▼ 6 on last week	▼ 3 on last week	landlords who cut the rent	no lets fell through
2026 low is 23	3-month avg 8.5	3-month avg 5.5		

WHAT IT MEANS

Letting? Still in landlords' favour: 8 came on and 5 let, and 33 homes to rent is under two months of supply. 5 landlords cut their rent, so price right first time.

Renting? A little more choice than a month ago and some rents are being cut, but good homes still go within days: have references and a deposit ready.

WHO HAS THE UPPER HAND?

Slightly to landlords

Landlords — Tenants

Even

SUPPLY VS DEMAND		HOMES ON THE MARKET		PRICES	
34 came on, 18 let in 4 weeks	Tenants	mid-range for 2026	Neither	Down 19% on the 3-month avg	Tenants

Letting a property? Homes to rent are still scarce in Bath, so a well-presented home lets quickly. Ask Luke for a free rental valuation.

EMAIL LUKE



INVESTMENT PICK OF THE WEEK

Flat 2, 35 Green Park, Bath · £370,000

Two bedrooms on the first floor, with a share of the freehold, about 949 years on the lease and no ground rent. Long lets only.

Long let, estimated	£2,250pcm
Gross yield	about 7.3%
Tenure	Share of freehold

SEE THE LISTING

2

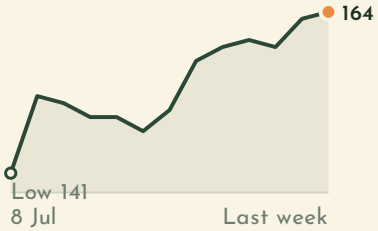
ISSUES 94 TO 108 · 8 JUL TO NOW

The last three months

One number per chart, week by week. The orange dot is last week and the dashed line is the three-month average. There was no price per sq ft or average rent figure last week, so those two lines stop a week early.

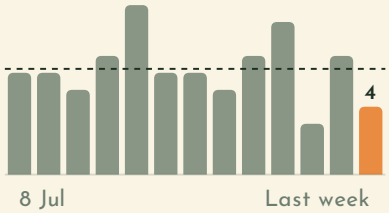
Homes for sale

141 then, 164 now



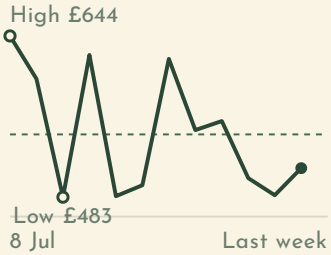
Sales agreed each week

Averaging 6.2 a week



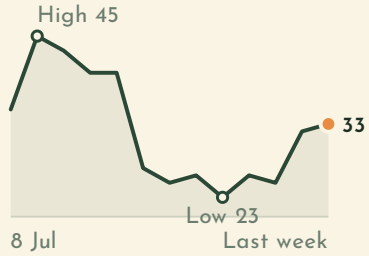
Price per square foot

Weighted average £546



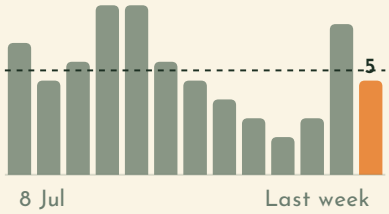
Homes to let

35 then, 33 now



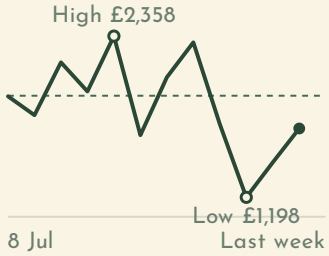
Lets agreed each week

Averaging 5.5 a week



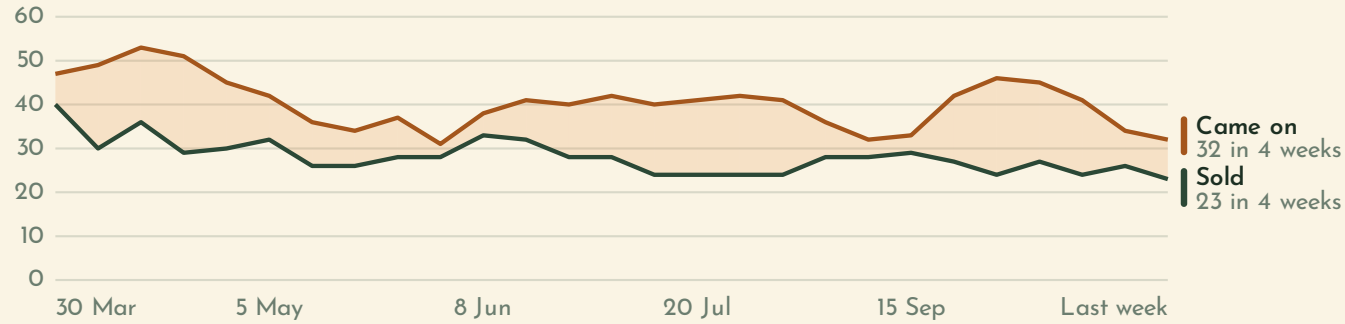
Average rent agreed

Weighted average £1,928pcm



Who has the upper hand? Homes coming on against homes selling

Each point adds up the previous four weeks. When more homes come on than sell, buyers get more choice and more room to negotiate. When fewer come on, sellers are in charge.



IN SHORT

Sales slowed: **4 agreed last week** and 23 in four weeks, against 32 homes coming on, so **the balance still leans to buyers** and homes for sale reached a new 2026 high of 164. Lettings stays tight: **33 homes to let** is under two months' supply, and rents agreed averaged **£1,928pcm** over three months.

Our quarter

- **11 Widcombe Crescent** launched on 21 October at a guide price of £300,000.
- **St James' Passage** relaunched on 14 October at £799,000.
- **Green Park, Bath** is now £370,000, reduced from £380,000.
- **Trinity, Trowbridge:** sold out, and all seven homes now complete.
- **Julia House** completed on 30 September.

2026 SO FAR, AND THREE YEARS OF SOLD PRICES

3 The bigger picture

Widcombe and Bathwick, side by side

SALES ONLY · RIGHTMOVE, 26 OCT 2026

	Widcombe BA2 4	Bathwick BA2 6
Homes listed	37	156
Share already under offer	54%	40%
Median asking price, available	£475,000	£500,000
Median days on the market	66	94
New listings, last 7 days	2	4
Price cuts, last 14 days	0	7

OUR TAKE

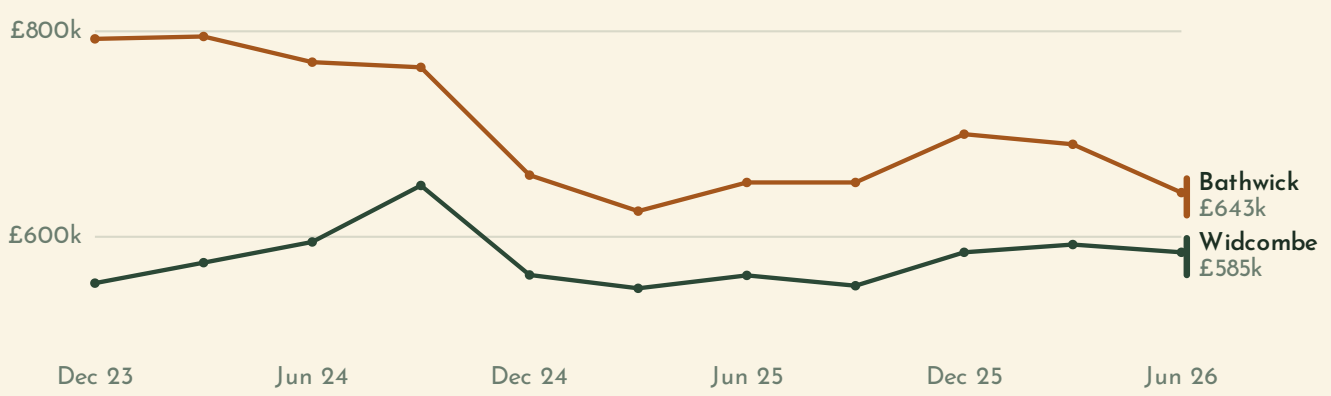
Widcombe is still the tighter market: 20 of its 37 listings are already under offer, and no seller there has cut their price in a fortnight.

Bathwick has four times the choice, 7 price cuts in a fortnight and 40 homes listed for over four months: that is where buyers will find room to negotiate.

Homes listed includes homes already under offer, and the areas follow Rightmove's Widcombe and Bathwick boundaries, which is why the totals differ from the weekly figures on page 2.

What homes actually sold for

MEDIAN SOLD PRICE, ROLLING 12 MONTHS · HM LAND REGISTRY



Each point is the middle sale price over the 12 months to that date, which smooths out the lumpiness of a few big sales. Land Registry records sales two to three months after completion, so the latest figures will firm up. Figures as at 22 September 2026.

The last 12 months, by type

July 2025 to June 2026, 233 sales

	MEDIAN	SALES	VS YEAR BEFORE
Flats	£350,000	87	+1%
Terraced	£700,000	69	– 5%
Semi-detached	£865,000	35	+21%
Detached	£910,000	34	– 24%

BIGGEST SALES

15 Cleveland Walk, BA2 6	£4,834,000
Osborne House, The Avenue, BA2 6	£3,350,000
15 Johnstone Street, BA2 4	£3,165,000

Where the money went

Share of sales by price, last 12 months

Under £300k	13%
£300k to £500k	26%
£500k to £750k	24%
£750k to £1m	16%
£1m and over	21%

Over half of all sales were above £500,000, and one in five was over £1m.

BANK RATE

3.75%

Held on 17 September by 6 votes to 3. Next decision 5 November.

BATH & NE SOMERSET, AVERAGE PRICE

£406,000

-1.8% on a year, August 2026 (ONS)

BATH & NE SOMERSET, AVERAGE RENT

£1,893pcm

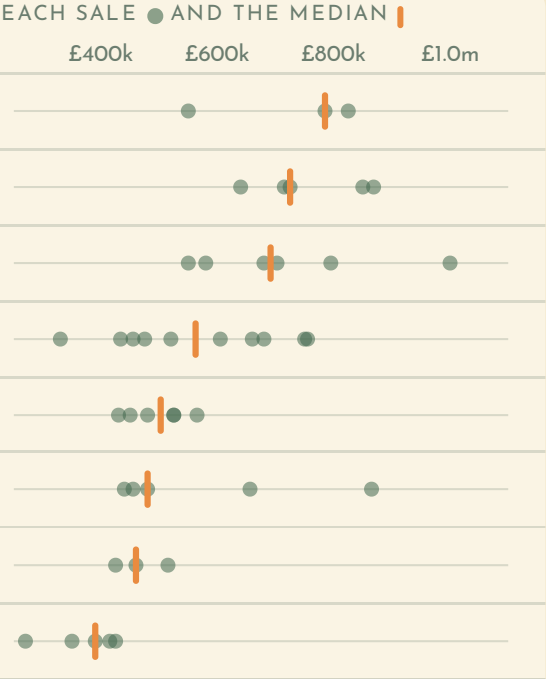
+7.5% on a year, September 2026 (ONS)

THE BIGGER PICTURE, CONTINUED · AS PROMISED LAST WEEK

3 What Bathampton houses really sell for

Street by street: every house sale in the Bathampton part of postcode sector BA2 6, from Warminster Road and Minster Way out to the village, recorded by HM Land Registry from October 2024 to August 2026. 55 sales, with a median of **£587,500**.

STREET	SALES	MEDIAN	LOWEST TO HIGHEST	EACH SALE ● AND THE MEDIAN ▮
The Chestertons	3	**£785,000**	£550,000 to £825,000	
Hantone Hill	5	**£725,000**	£640,000 to £868,500	
Minster Way	6	**£691,250**	£550,000 to £1,000,071	
Warminster Road	10	**£562,500**	£330,000 to £755,000	
Holcombe Close	6	**£502,500**	£430,000 to £565,000	
Devonshire Road	5	**£480,000**	£440,000 to £865,000	
Holcombe Vale	3	**£459,950**	£425,000 to £515,000	
Harbutts	5	**£390,000**	£270,000 to £425,000	
Other Bathampton streets*	12	**£875,000**	One or two sales on each street	



*Bathampton Lane, Canal Terrace, Down Lane, Downside Close, Holcombe Lane, Meadow Lane, Miller Walk, Rose Cottages, St Georges Hill, The Normans, Trossachs Drive, Tyning Road.

OUR TAKE

About half the price of Bathwick. The median Bathampton house sold for £587,500, against £1,100,000 in Bathwick and £650,000 for Widcombe houses.

Detached homes lead. The Chestertons and Hantone Hill, both detached, had the highest medians at £785,000 and £725,000, while Harbutts came in at £390,000. Warminster Road was the busiest street, with 10 sales.

Rising. The last 12 months had a median of £605,000 from 27 sales, against £537,500 from 28 sales before that. By type: terraced £442,475, semi-detached £520,000, detached £770,000.

The rest of BA2 6

The same sector, the same dates, houses only

	MEDIAN	SALES
Bathampton	£587,500	55
Bathwick	£1,100,000	93
Widcombe Hill side	£930,500	10

Own a house in Bathampton? We can tell you where yours sits on this table.

BOOK A VALUATION

HM Land Registry Price Paid Data, Crown copyright, Open Government Licence. Houses only, standard sales (category A), completed October 2024 onwards and registered by 20 October 2026. Land Registry records a sale two to three months after it completes, so recent months will fill in. Streets with one or two sales are grouped, because a median of one sale is just a price.

THE NEXT FORTNIGHT

What's on in Widcombe & Bathwick

29 THU · OCT 18:00

Bath Property Collective ghost tour

OUTSIDE BATH ABBEY · £12.50

A sociable evening walk through Bath's oldest streets, run by the Bath Property Collective, which we help sponsor. Back at the Abbey for 21:00. Book tickets

29 THU · OCT 18:30

The White Hart: a new beginning

WIDCOMBE SOCIAL CLUB · FREE, PLEASE RESERVE

The Widcombe Association's autumn update at 19:00, then the team behind the White Hart's renovation tell its story. Reserve a place

30 FRI · OCT 17:00

Let's Glow! October Up Late

HOLBURNE MUSEUM · FREE, £1 DONATION

An after-hours family evening at the Holburne on Sydney Gardens: creative activities, fire performance and face painting, for ages 5 and up. Until 20:00. Find out more

3 TUE · NOV 19:30

Everywhere the glint of gold

WIDCOMBE SOCIAL CLUB · TICKETS

Egyptologist Lucia Gahlin, who grew up in Widcombe, on the Tutankhamun treasures now on show at the new Grand Egyptian Museum. Find out more

FROM THE BLOG **What Bathwick houses really sell for, street by street** READ IT

Where will you bloom?

Twenty questions, about three minutes: find the part of Bath or the villages that suits how you want to live, with real prices, trains, schools and pubs.

TAKE THE QUIZ



Pop in, the kettle's on

2 Sussex Place, Widcombe Parade, BA2 4LA. Two minutes from Bath Spa station, no appointment needed.

+44 7886 214 323
jack@flowerproperty.co.uk
flowerproperty.co.uk
@jackflowerproperty

TWO BROTHERS. GROWING SOMETHING DIFFERENT.

NEXT WEEK Seven months of figures: how 2026 has really gone for sellers, buyers and landlords in Widcombe and Bathwick.

Sources: homes on the market Rightmove Plus; every other weekly figure TwentyEA; listings Rightmove (26 Oct, via the Flower Property Desk); sold prices and Bathampton houses HM Land Registry Price Paid Data (registered by 20 Oct 2026), Crown copyright, Open Government Licence; averages ONS; Bank Rate Bank of England. Map © OpenStreetMap contributors © CARTO.