FLOWER PROPERTY

Flower Property News

WIDCOMBE & BATHWICK'S WEEKLY PROPERTY NEWS

No. 109
4 November 2026

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THE WEEK IN ONE LINE

Sales agreed fell to 3, level with the quietest week of 2026, and 10 sellers cut their price as homes for sale eased to 162.

NEW TO MARKET
4
▼ 4 on last week

SALES AGREED
3
▼ 1 on last week

PRICE CUTS
10
and 1 sale fell through

WHO HAS THE UPPER HAND?

SALES
Leaning to buyers
Sellers — Buyers

LETTINGS
Slightly to landlords
Landlords — Tenants

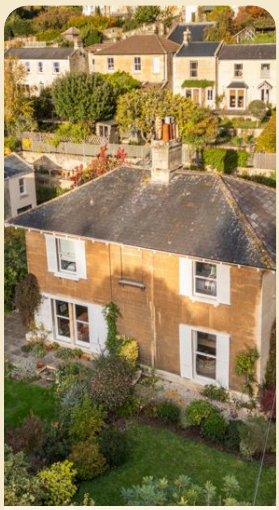
Our week

- **Bath Rugby v Sale Sharks:** the family and me ahead of the game. A great win for Bath and a fantastic day out.
- **51 Prior Park Road** came to market with us on 28 October: a Grade II listed 1830s villa in Widcombe with a garden studio and parking for three cars, guide price £1,150,000.
- **Open morning:** drop in to 51 Prior Park Road on Saturday 7 November, 10:00 to 13:00.

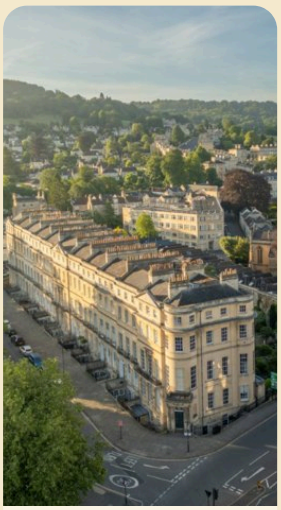


For sale with us

All properties →



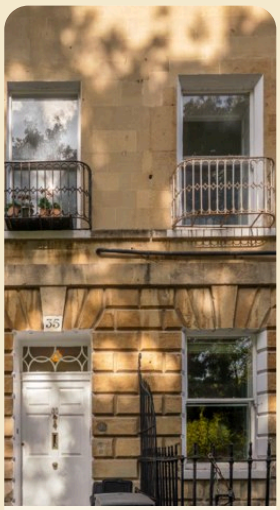
Prior Park Road
4 bedrooms · Grade II villa, garden studio
Guide price
£1,150,000 VIEW



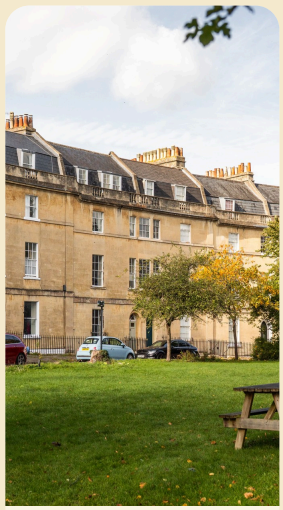
Sydney Place
3 bedrooms · 3,056 sq ft, three courtyards
Offers over
£625,000 VIEW



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



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



Widcombe Crescent
1 bedroom · Grade I listed
Guide price
£280,000 VIEW

1

WEEK ENDING 01.11.26

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
162	4	3	10	1
▼ 2 on last week	▼ 4 on last week	▼ 1 on last week	▲ 4 on last week	▼ 1 on last week
2026 high is 164	3-month avg 9.1	3-month avg 6.0	sellers who cut their price	sale back on the market

WHAT IT MEANS

Selling? Only 3 sales agreed and 10 price cuts in a week: buyers are taking their time. With 162 homes for sale, the ones that sell are priced right and launched well from day one.

Buying? Only 4 new homes came on, but there is still more choice than at almost any point this year, and 10 sellers cut their price: a good moment to negotiate, especially on homes listed since the summer.

WHO HAS THE UPPER HAND?

Leaning to buyers

Sellers — Even — Buyers

SUPPLY VS DEMAND		HOMES ON THE MARKET		PRICES	
28 came on, 17 sold in 4 weeks	Buyers	just off its 2026 high	Buyers	no weekly figure this week	Neither

Thinking of selling? Buyers have plenty of choice right now, so 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
35	8	5	2	1
▲ 2 on last week	= same as last week	= same as last week	▼ 3 on last week	▲ 1 on last week
the most since August	3-month avg 8.4	3-month avg 5.4	landlords who cut the rent	let back on the market

WHAT IT MEANS

Letting? Still a landlords' market, but supply is building: 35 homes to rent is the most since August. Only 2 landlords cut their rent, so price it right first time and present it well.

Renting? More choice than at any point since the summer, so take the time to compare, but good homes still go quickly: have references and a deposit ready.

WHO HAS THE UPPER HAND?

Slightly to landlords

Landlords — Even — Tenants

SUPPLY VS DEMAND		HOMES ON THE MARKET		PRICES	
35 came on, 21 let in 4 weeks	Tenants	mid-range for 2026	Neither	no weekly figure this week	Neither

Letting a property? Good 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 · offers over £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

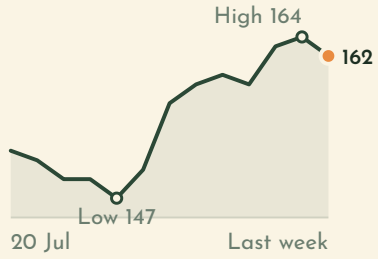
ISSUES 95 TO 109 · 20 JUL TO NOW

2 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 has been no price per sq ft or average rent figure for the last two weeks, so those two lines stop two weeks early.

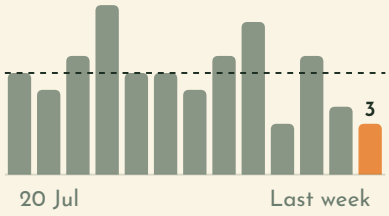
Homes for sale

152 then, 162 now



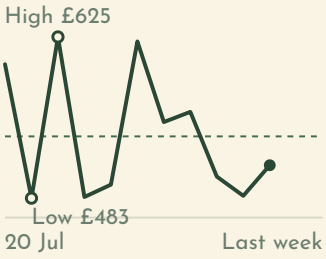
Sales agreed each week

Averaging 6.0 a week



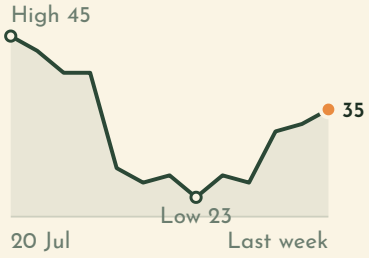
Price per square foot

Weighted average £537



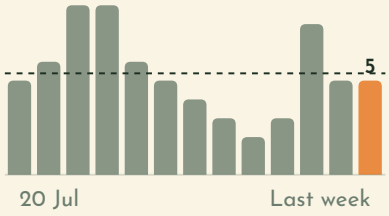
Homes to let

45 then, 35 now



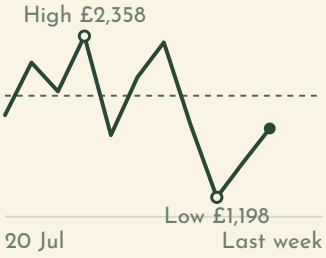
Lets agreed each week

Averaging 5.4 a week



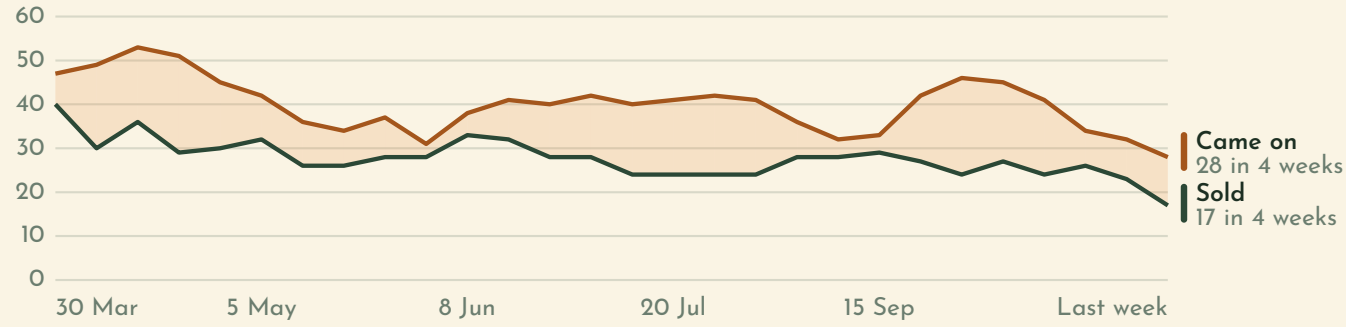
Average rent agreed

Weighted average £1,929pcm



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 went quiet: **3 agreed last week** and 17 in four weeks, against 28 homes coming on, so **the balance still leans to buyers**, with 162 homes for sale and 10 price cuts. Lettings is loosening a little: **35 homes to let** is the most since August, while rents agreed averaged **£1,929pcm** over three months.

Our quarter

- **51 Prior Park Road** launched on 28 October at a guide price of £1,150,000.
- **11 Widcombe Crescent** launched on 21 October and is now at a guide price of £280,000.
- **Flat 1, 103 Sydney Place** is now offers over £625,000.
- **St James' Passage** relaunched on 14 October at £799,000.
- **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

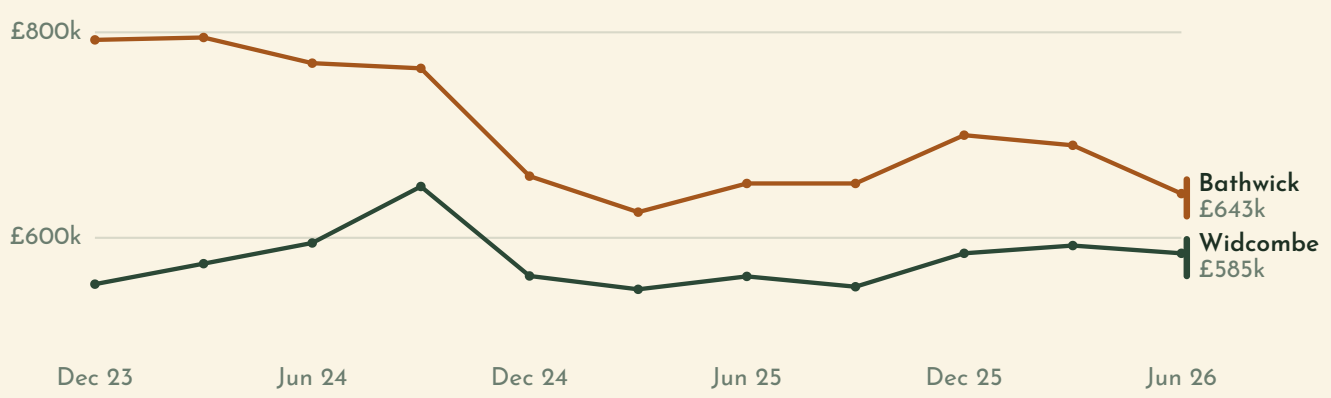
Widcombe is still the tighter market: 20 of its 37 listings are already under offer, and no seller there has cut their price in a fortnight.

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



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 Thursday 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 How 2026 has really gone

Every weekly figure since this newsletter's numbers began on 9 March, for Widcombe (BA2 4) and Bathwick (BA2 6): 31 weeks of sales and lettings, month by month.

HOMES FOR SALE

115 to 162

Up 41% since March. The year's high was 164, in the week to 25 October.

SALES AGREED

7.0 a week

10.0 a week in March, 5.2 in October.

PRICE PER SQ FT

£564

Weighted average, March to mid October. Range £483 to £747.

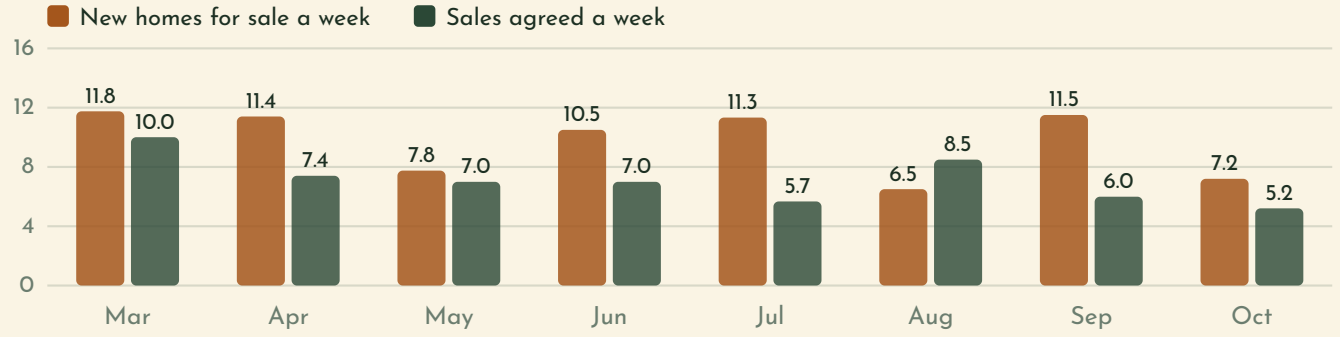
HOMES TO LET

23 to 45

The whole year's range. 5.7 lets a week at £1,827pcm on average.

Sales, a week on average, by month

New homes for sale against sales agreed. Lettings are in the table below.



MONTH	WEEKS	NEW FOR SALE A WEEK	SALES AGREED A WEEK	FOR SALE AT MONTH END	NEW TO LET A WEEK	LETS AGREED A WEEK	TO LET AT MONTH END
March	4	11.8	10.0	120	7.2	6.2	25
April	5	11.4	7.4	139	8.6	5.6	35
May	4	7.8	7.0	136	9.0	7.5	35
June	4	10.5	7.0	141	7.0	4.0	39
July	3	11.3	5.7	151	10.3	6.0	43
August	2	6.5	8.5	149	12.0	9.0	40
September	4	11.5	6.0	159	5.2	4.5	23
October	5	7.2	5.2	162	8.4	4.6	35
2026 so far	**31**	**9.9**	**7.0**	**162**	**8.2**	**5.7**	**35**

FOR SELLERS

Choice has piled up. Homes for sale rose from 115 in March to 162, while sales agreed slowed from 10.0 a week in March to 5.2 in October. Buyers are still buying, but they compare, so price and presentation decide who sells.

FOR BUYERS

The best choice of the year. More homes are for sale than in spring, and 10 sellers cut their price last week alone. Homes listed since the summer are where the room to negotiate is.

FOR LANDLORDS

Still short of homes. Homes to let stayed between 23 and 45 all year, and 5.7 have let every week on average at £1,827pcm. With 35 on the market now, pricing right first time matters more than it did in September.

Wondering where your home sits in all this? A free valuation from Jack, with the figures for your street.

BOOK A VALUATION

Flower Property News weekly series: homes on the market from Rightmove Plus, every other weekly figure from TwentyEA, BA2 4 and BA2 6. Two weeks in August (issues 97 and 98) are missing from the series and one issue in September covered a fortnight, so August rests on two weeks of figures. Price per sq ft and average rent agreed stop at the issue of 20 October, as TwentyEA does not publish them weekly.

4

THE NEXT FORTNIGHT

What's on in Widcombe & Bathwick

7 SAT · NOV 16:30

Rotary charity fireworks at the Rec

THE RECREATION GROUND · FROM £6.60

Food, music and fireworks at about 18:00, raising money for local causes. Under fives go free. Book tickets

7 SAT · NOV 17:15

Fireworks at Bathampton

KES PLAYING FIELDS, BATHAMPTON · FROM £8

A family fireworks display set to music, with fireworks at 18:45 and a hot dog with every ticket. Book tickets

8 SUN · NOV 18:30

Off the Wall Films: Long Live the Republic!

WIDCOMBE SOCIAL CLUB · TICKETS

Widcombe's community cinema shows a 1965 Czech classic. Doors, bar and suppers from 17:30. Find out more

14 SAT · NOV 10:30

Widcombe Christmas Market

WIDCOMBE · 14 AND 15 NOVEMBER

The market's 20th year: arts and crafts stalls across the weekend, until 16:00 on Sunday. Find out more

FROM THE BLOG

Bath property market report: how Widcombe and Bathwick are moving, with charts

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.

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TWO BROTHERS. GROWING SOMETHING DIFFERENT.

NEXT WEEK Bank Rate on 5 November: what the decision means for buyers, sellers and landlords in Widcombe and Bathwick.

Sources: homes on the market Rightmove Plus (2 Nov 2026); every other weekly figure TwentyEA; listings Rightmove (26 Oct, via the Flower Property Desk); sold prices HM Land Registry Price Paid Data, Crown copyright, Open Government Licence; 2026 so far the Flower Property News weekly series; averages ONS; Bank Rate Bank of England; events Visit Bath and the Widcombe Association. Map © OpenStreetMap contributors © CARTO.