FLOWER PROPERTY

# Flower Property News

WIDCOMBE & BATHWICK'S WEEKLY PROPERTY NEWS

No. 110
10 November 2026

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THE WEEK IN ONE LINE

## Homes for sale hit a new 2026 high of 165 as 10 came on, while sales agreed rose to 5 and 10 sellers cut their price.

**NEW TO MARKET**
10
▲ 6 on last week

**SALES AGREED**
5
▲ 2 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

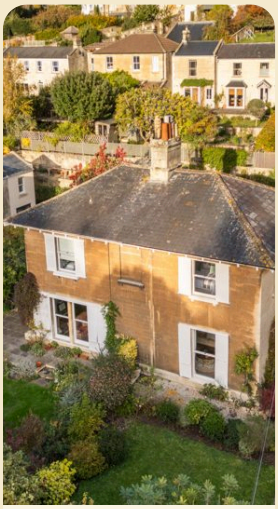
## Our week

- **Bath Property Awards:** Speaking on the Agents' Forum at the Bath Property Awards last Friday was a real pleasure. I was invited on stage to share my view on how the market has been this year and what we might expect in 2027.
- **Bank Rate rose to 4%** on Thursday 5 November. What it means for buyers, sellers and landlords in Widcombe and Bathwick is on page 5, as promised last week.

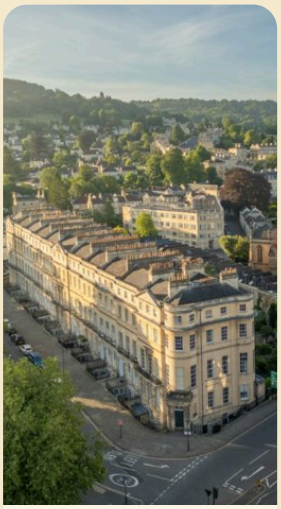


## For sale with us

All properties →



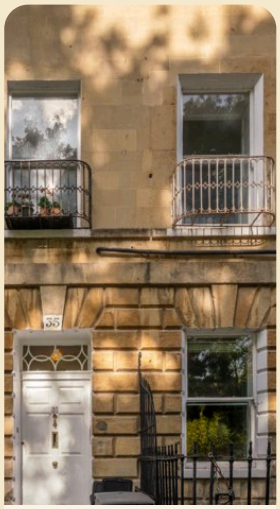
### Prior Park Road
4 bedrooms · Grade II villa, garden studio
Guide price **£1,150,000** VIEW



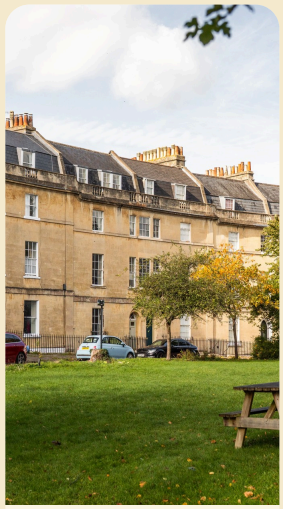
### Sydney Place
3 bedrooms · 3,056 sq ft, three courtyards
Offers over **£625,000** VIEW



### 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 08.11.26

# 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 |
|---|---|---|---|---|
| 165 | 10 | 5 | 10 | 1 |
| ▲ 3 on last week | ▲ 6 on last week | ▲ 2 on last week | = same as last week | = same as last week |
| a new 2026 high | 3-month avg 8.8 | 3-month avg 5.9 | sellers who cut their price | sale back on the market |

### WHAT IT MEANS

**Selling?** Sales agreed rose to 5, but 10 new homes came on and 10 sellers cut their price. With 165 for sale, the most this year, the homes that sell are priced right from day one.

**Buying?** The most choice of the year and 10 price cuts in a week. Rates rose on Thursday, so get your mortgage agreed in principle, then negotiate.

### WHO HAS THE UPPER HAND?

**Leaning to buyers**

Sellers — Even — Buyers

| SUPPLY VS DEMAND | | HOMES ON THE MARKET | | PRICES | |
|---|---|---|---|---|---|
| 31 came on, 19 sold in 4 weeks | Buyers | a new 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 |
|---|---|---|---|---|
| 39 | 11 | 4 | 6 | 0 |
| ▲ 4 on last week | ▲ 3 on last week | ▼ 1 on last week | ▲ 4 on last week | ▼ 1 on last week |
| the most since August | 3-month avg 8.2 | 3-month avg 5.3 | landlords who cut the rent | no lets fell through |

### WHAT IT MEANS

**Letting?** Supply is building: 39 homes to rent is the most since August, and 6 landlords cut their rent. Price it right first time and present it well.

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

### WHO HAS THE UPPER HAND?

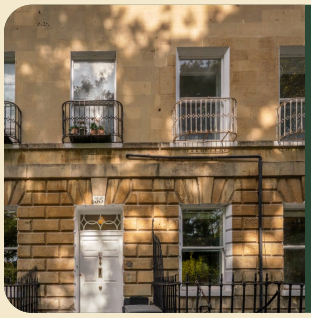
**Slightly to landlords**

Landlords — Even — Tenants

| SUPPLY VS DEMAND | | HOMES ON THE MARKET | | PRICES | |
|---|---|---|---|---|---|
| 41 came on, 22 let in 4 weeks | Tenants | near the top of its 2026 range | Tenants | 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

2

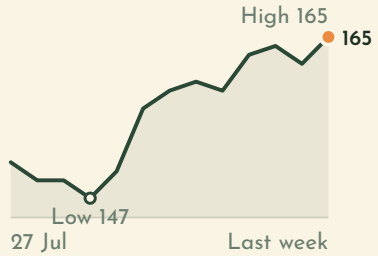
ISSUES 96 TO 110 · 27 JUL TO NOW

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

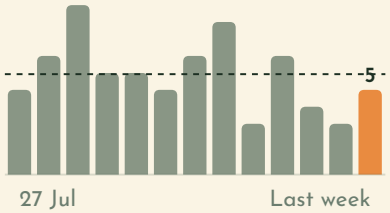
## Homes for sale

151 then, 165 now



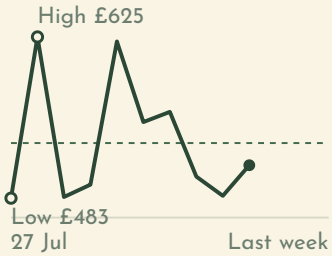

## Sales agreed each week

Averaging 5.9 a week



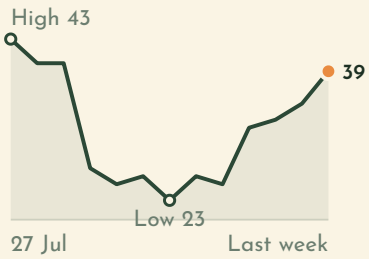

## Price per square foot

Weighted average £531



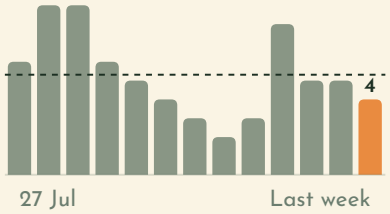

## Homes to let

43 then, 39 now



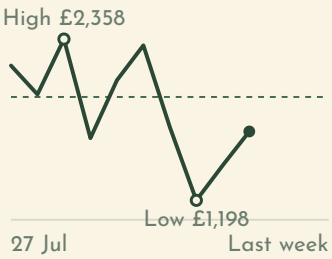

## Lets agreed each week

Averaging 5.3 a week



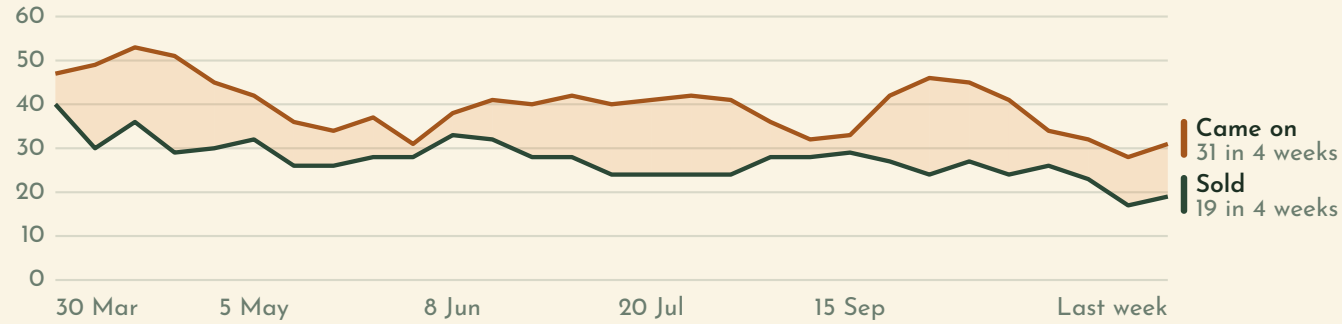

## Average rent agreed

Weighted average £1,941pcm




## 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 picked up to **5 agreed last week**, but 31 homes came on in four weeks against 19 sold, so **the balance still leans to buyers**, with homes for sale at **a new 2026 high of 165**. Lettings is loosening: **39 homes to let** is the most since August, while rents agreed averaged **£1,941pcm** 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.

THIS WEEK'S LISTINGS, AND THREE YEARS OF SOLD PRICES

# 3 The bigger picture

## Widcombe and Bathwick, side by side

SALES ONLY · RIGHTMOVE, 9 NOV 2026

| | Widcombe BA2 4 | Bathwick BA2 6 |
|---|---|---|
| Homes listed | 41 | 153 |
| Share already under offer | 49% | 41% |
| Median asking price, available | £625,000 | £525,000 |
| Median days on the market | 62 | 109 |
| New listings, last 7 days | 4 | 1 |
| Price cuts, last 14 days | 2 | 12 |

OUR TAKE

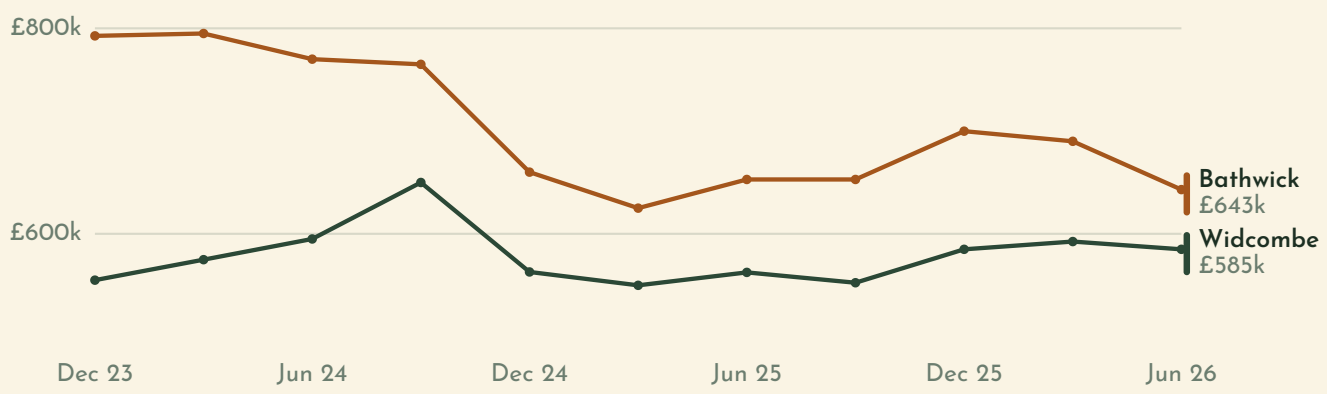
Widcombe is still the tighter market: 20 of its 41 listings are already under offer, its homes have been listed for a median 62 days, and only 2 sellers have cut their price in a fortnight.

Bathwick has nearly four times the choice, 12 price cuts in a fortnight and 45 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

**4.00%**

Raised from 3.75% on 5 November by 8 votes to 1. Next decision Thursday 17 December.

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)

3

THE BIGGER PICTURE, CONTINUED · AS PROMISED LAST WEEK

# Bank Rate rises to 4%: what it means here

On Thursday 5 November the Bank of England raised Bank Rate by a quarter point, from 3.75% to 4%, because it now expects inflation to climb further next year. Here is what the decision means for buyers, sellers and landlords in Widcombe (BA2 4) and Bathwick (BA2 6).

BANK RATE

## 4.00%

Up from 3.75%. Eight of the nine votes were for a quarter point; one member wanted 4.25%.

INFLATION (CPI)

## 3.5%

In September, up from 2.6% in June. The Bank expects around 5% by the middle of next year.

MORTGAGE APPROVALS

## Down 8%

For house purchase, three months to September against the three before: the lowest monthly level since 2023.

TWO-YEAR FIXED RATES

## Up about 0.6

Percentage points since July, on quoted 75% and 90% loan to value deals.

### What a quarter point costs

Extra a month on a 25-year repayment mortgage, if your rate rises by 0.25 points

| BORROWING | EXTRA A MONTH |
|---|---|
| £100,000 | about £14 to £15 |
| £300,000 | about £42 to £44 |
| £500,000 | about £70 to £73 |

Our arithmetic, for rates between 4% and 5.25%. Fixed-rate borrowers only feel it when they remortgage; trackers move straight away.

### Here, last week

Widcombe and Bathwick, week ending 8 November

| | LAST WEEK | 3-MONTH AVG |
|---|---|---|
| Homes for sale | 165 | 151 in late July |
| New homes for sale | 10 | 8.8 |
| Sales agreed | 5 | 5.9 |
| Homes to let | 39 | 43 in late July |
| Lets agreed | 4 | 5.3 |

Homes for sale are at their highest this year, and fewer homes are selling than coming on.

FOR BUYERS

**Borrowing costs a little more, but choice is the best it has been all year.** 165 homes are for sale and 10 sellers cut their price last week. Speak to a broker now: with the Bank expecting inflation to rise, waiting for cheaper fixed rates may not pay.

FOR SELLERS

**Buyers are working to tighter budgets.** With 31 homes coming on in four weeks and 19 selling, the homes that sell are the ones priced right from the first day. Pricing high and cutting later costs you time in a market like this.

FOR LANDLORDS

**Higher rates make buying to let harder, which tends to keep rental supply in check.** 39 homes to let is the most since August, but 22 lets were still agreed in four weeks. Price it right first time and present it well.

### What the Bank said about housing

From the November Monetary Policy Report

- Much of the recent weakness in mortgage approvals is likely to reflect the rise in mortgage rates since the start of the conflict in the Middle East.
- The ONS UK house price index fell 0.8% in the three months to August, against the three months before.
- New buyer enquiries were still falling in the September RICS survey, and agents expect house price growth to stay subdued in the near term.
- Average annual mortgage payments are projected to be about £1,500 higher by the end of 2029 than before the conflict.

**Thinking about your next move with rates where they are?** A free valuation from Jack, with the figures for your street.

BOOK A VALUATION

Bank Rate, inflation, mortgage approvals and quoted mortgage rates: Bank of England, Monetary Policy Summary and Monetary Policy Report, 5 November 2026. Local figures: Flower Property News weekly series, homes on the market from Rightmove Plus and every other weekly figure from TwentyEA, BA2 4 and BA2 6. The next Bank Rate decision is due on Thursday 17 December.

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THE NEXT FORTNIGHT

# What's on in Widcombe & Bathwick

**13 FRI · NOV 17:30**

## Friday live music at Widcombe Social Club

WIDCOMBE SOCIAL CLUB · FREE

Live music in the downstairs bar from 19:00 to 21:00, with pizza from 18:00. Free entry. 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

**18 WED · NOV 18:45**

## Free screening: How to Live on Earth

WIDCOMBE SOCIAL CLUB · FREE, REGISTER

A feature documentary presented by Benedict Cumberbatch about people working with nature. Doors 18:00. Register

**21 SAT · NOV 19:15**

## Widcombe Autumn Quiz

WIDCOMBE SOCIAL CLUB · £13 TO £15

Teams of up to six, with food at the interval and the bar open all evening. Members £13, others £15. Book tickets

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 How lettings in Widcombe and Bathwick have really gone in 2026, month by month.

Sources: homes on the market Rightmove Plus (9 Nov 2026); every other weekly figure TwentyEA; listings Rightmove (9 Nov, via the Flower Property Desk); sold prices HM Land Registry Price Paid Data, Crown copyright, Open Government Licence; three-month figures the Flower Property News weekly series; averages ONS; Bank Rate, inflation and mortgage figures Bank of England (5 Nov 2026); events the Widcombe Association. Map © OpenStreetMap contributors © CARTO.