

FLOWER PROPERTY NEWS

WIDCOMBE & BATHWICK'S WEEKLY PROPERTY NEWS

YOU'RE INVITED

FLOWER PROPERTY
LAUNCH DRINKS

This Friday, 25 September

4pm to 6pm · 2 Sussex Place, BA2 4LA

We are opening the doors of our new office on Widcombe Parade.
Free drinks (soft drinks too), no need to book. Pop in any time and
come and say hello.

TELL US YOU'RE COMING

DIRECTIONS

 THIS WEEK AT FLOWER PROPERTY

- Trinity, Trowbridge is finished: all seven homes have now completed, and the last new owners are moving in.
- Julia House is on track to complete at the end of this month.
- Green Park, Bath is on the market at £380,000 and remains our investment opportunity of the week, overleaf.

PROPERTIES FOR SALE



FOR SALE

St James Passage, Bath
3 BEDROOMS
£850,000



FOR SALE

Sydney Place, Bath
3 BEDROOMS
£700,000



FOR SALE

Green Park, Bath
2 BEDROOMS
£380,000



SALES SUMMARY

157 PROPERTIES ON
THE MARKET

LAST WEEK

New instructions  16

Sold STC  5

- 16 new instructions came to market last week, one of the busiest weeks of the year, with total stock on the market at a new high of 157.
- The most common price band was £600,000 to £750,000, with three sold at that price point.
- Average price per square foot last week was £550.
- Average sold price last week was £566,000.



LETTINGS SUMMARY

26 PROPERTIES ON
THE MARKET

LAST WEEK

New instructions  3

Let agreed  4

- Three new instructions last week, four lets agreed, and total stock at 26.
- Lets were spread evenly between £1,250 and £5,000pcm, a real mix of prices across the market.
- Average price per square foot last week was £1.50.
- Average Let Agreed price last week was £2,313pcm.



INVESTMENT OPPORTUNITY

GREEN PARK, BATH · 2-BED APARTMENT

GUIDE PRICE

£380,000



THE APARTMENT

Two-bedroom apartment on Green Park

Georgian building, opposite the park

Period features and high ceilings

Walking distance to Bath Spa station

POTENTIAL COSTS & RETURNS

Purchase price **£380,000**

Achievable rent **£2,250pcm**

Estimated yield **7.1% gross**

Renovation cost **£0**

OUR TAKE At £380,000 with £2,250pcm achievable, this is one of the stronger yields we have seen in central Bath this year. Two-bedroom apartments in this location let quickly to professionals and sharers, and the apartment is ready to go with no work needed. [See the full listing](#) or [email us](#) to arrange a viewing.

THE LAST THREE MONTHS

SALES · MID JUNE → NOW

Properties on the market 140 → 157

Sales agreed per week 6 → 5

Average £ per sq ft £566 → £550



STOCK ON THE MARKET, 15 JUN → 20 SEP

Stock has climbed to 157, another new high for the year. Sixteen new instructions came on last week against five sales agreed, and price per square foot eased to £550 from £621 as activity moved back to the middle of the market.

LETTINGS · MID JUNE → NOW

Properties on the market 37 → 26

Lets agreed per week 6 → 4

Average let agreed £1,937 → £2,313



LETS AGREED PER WEEK, 15 JUN → 20 SEP

Lettings supply is holding close to its lowest level of 2026, at 26. Four lets were agreed last week at an average of £2,313pcm, spread evenly from £1,250 to £5,000pcm.

OUR QUARTER

- **Julia House:** contracts exchanged, with completion at the end of this month.
- **Green Park, Bath:** launched to market at £380,000, and our investment pick of the week. **Sydney Place** has had two offers.
- **Trinity, Trowbridge:** sold out, and all seven homes have now completed.
- **Out and about:** the Holburne Summer Party at Belcombe Court, Bath Property Collective, sponsoring BYP x JLD at Bath Racecourse, the Frome Show, and our launch drinks this Friday, 25 September.

2026 SO FAR

MARCH → SEPTEMBER



SALES STOCK · 115 → 157

Sales stock is up around 37% since March and has reached a new high of 157, while price per square foot came in at £550 last week, well inside this year's range of £483 to £747. Lettings stock is 26, close to its low for 2026, with the average let agreed rising to £2,313pcm.

Local reporting narrowed from Bath-wide to Widcombe & Bathwick in early March 2026, so figures before then are not directly comparable.

Sales stock since March **+37%**

£ per sq ft, all year **£483–£747**

Lettings stock range **25–45**



WHAT'S ON IN WIDCOMBE & BATHWICK

25

FRI · SEPT
16:00 - 18:00

You're invited: Flower Property Launch Drinks

2 SUSSEX PLACE, WIDCOMBE · FREE, NO NEED TO BOOK

Pop in any time between 4 and 6pm for a drink (soft drinks too) and see the new office. Then carry on at Widcombe Social Club's free Friday live music, two minutes away.

25

SEPTEMBER
Opens

Richard Slee: Sunlit Uplands and Withdrawing Rooms

THE HOLBURN MUSEUM · INCLUDED WITH ADMISSION

Fifty years of work from one of Britain's most important contemporary ceramic artists, across several galleries. Runs until January. [Find out more](#)

30

WED · SEPT
19:00 - 21:00

Practical Retrofit: Natural Materials

WIDCOMBE SOCIAL CLUB · FREE

A Go Green Widcombe evening of short practical talks and discussion for anyone thinking about improving an older home. [See the details](#)

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FRI · OCT
Kick-off 19:45

Bath Rugby v Exeter Chiefs

THE RECREATION GROUND · PREMIERSHIP

Friday night rugby at the Rec, a short walk across Pulteney Bridge from Bathwick. [Buy tickets](#)



POP IN, THE KETTLE'S ON

We're on Widcombe Parade, two minutes from Bath Spa station. Join us for launch drinks this Friday, 4pm to 6pm. No appointment needed, any day.

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GET IN TOUCH

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TWO BROTHERS. GROWING SOMETHING DIFFERENT.

