FLOWER PROPERTY

Flower Property News

WIDCOMBE & BATHWICK'S WEEKLY PROPERTY NEWS

No. 106
13 October 2026

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THE WEEK IN ONE LINE

A quieter week: 3 sales agreed, the fewest since our weekly figures began in March, with 159 homes still for sale.

Sales: leaning to buyers | Lettings: slightly to landlords

NEW TO MARKET
7
▼ 1 on last week

SALES AGREED
3
▼ 6 on last week

PRICE PER SQ FT
£485
▼ £17 on last week

WHO HAS THE UPPER HAND?
Leaning to buyers
Last 4 weeks: 17 new homes for every 10 sold



Our week

- **Cumberwell Park** for Gooding Accounts' networking event on Friday. Great fun on the golf simulators, and a lovely crowd.
- **Street by Street, episode 6** is live on Instagram: what homes on Perrymead have really sold for.
- **St James' Passage, Bath** relaunches this week at £799,000, with brand new photographs and a video tour.
- **Widcombe Crescent** a Grade I listed one bedroom flat, is coming to market with us soon.

For sale with us

All properties →



St James Passage, Bath
3 bedrooms · New-build townhouse, rooftop terrace, Abbey views

£799,000 VIEW



Sydney Place, Bath
3 bedrooms · 3,056 sq ft, three private courtyards

£699,995 VIEW



Green Park, Bath
2 bedrooms · First floor, share of freehold, 7.1% gross yield

£380,000 VIEW

1

WEEK ENDING 11.10.26

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 PER SQ FT
159	7	3	£485
▼ 1 on last week	▼ 1 on last week	▼ 6 on last week	▼ £17 on last week
	3-month avg 9.6	3-month avg 6.3	3-month avg £556

WHAT IT MEANS

Selling? A quieter week: 3 sales agreed, one each between £350,000 and £750,000. Buyers are still committing, but on homes that are priced right from the start.

Buying? With 159 homes for sale and only 3 agreed last week, there is time to look properly, and room to negotiate on homes that have been listed a while.

WHO HAS THE UPPER HAND?

Leaning to buyers

Sellers — Buyers

Even

HOMES ON THE MARKET	MONTHS OF SUPPLY	SUPPLY VS DEMAND, LAST 4 WEEKS	PRICE PER SQ FT VS 3-MONTH AVG
near its 2026 high — Buyers	6.1 months' worth at the current pace — Buyers	41 came on, 24 sold: 17 new for every 10 sold — Buyers	Down 5% over the last 4 weeks — Buyers

Thinking of selling? When buyers take their time, the right price and a strong launch matter more than ever. 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	AVERAGE RENT AGREED
25	5	3	£1,450
▼ 1 on last week	▼ 2 on last week	▲ 1 on last week	▲ £252 on last week
2026 low is 23	3-month avg 7.5	3-month avg 5.0	3-month avg £1,939pcm

WHAT IT MEANS

Letting? Still in landlords' favour. Only 25 homes to rent, under two months' supply, so well-presented homes let fast. 23 came on in the last month against 12 let, and last week's three lets averaged £1,450pcm: price it right from day one.

Renting? Choice is still thin, so good homes go within days: have references and a deposit ready before you view.

WHO HAS THE UPPER HAND?

Slightly to landlords

Landlords — Tenants

Even

HOMES ON THE MARKET	MONTHS OF SUPPLY	SUPPLY VS DEMAND, LAST 4 WEEKS	RENTS AGREED VS 3-MONTH AVG
near its 2026 low — Landlords	1.9 months' worth at the current pace, very tight — Landlords	23 came on, 12 let: 19 new for every 10 let — Tenants	Down 9% over the last 4 weeks — 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

Green Park, Bath · £380,000

Two bedrooms, share of freehold, no work needed. At £2,250pcm it would let above the local three-month average of £1,939pcm.

Achievable rent	£2,250pcm
Gross yield	7.1%

SEE THE LISTING

2

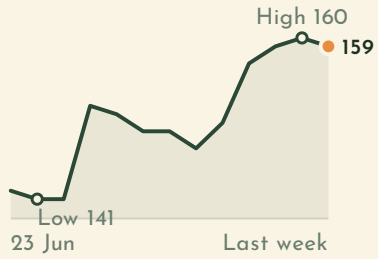
ISSUES 92 TO 106 · 23 JUN TO NOW

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.

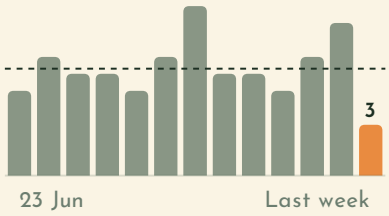
Homes for sale

142 then, 159 now



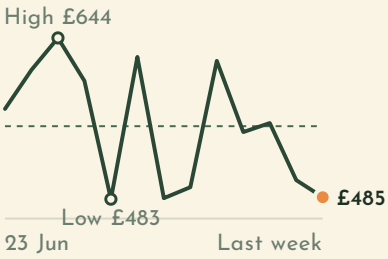
Sales agreed each week

Averaging 6.3 a week



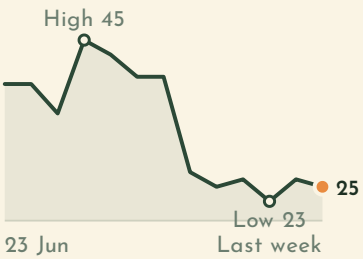
Price per square foot

Weighted average £556



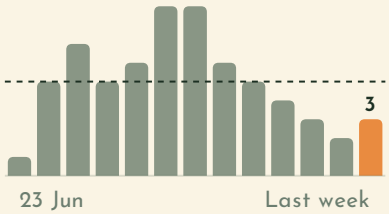
Homes to let

39 then, 25 now



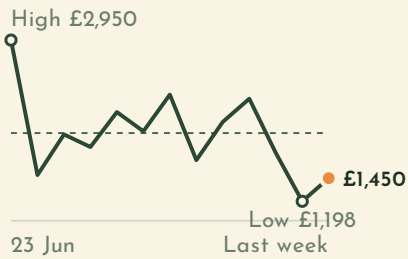
Lets agreed each week

Averaging 5.0 a week



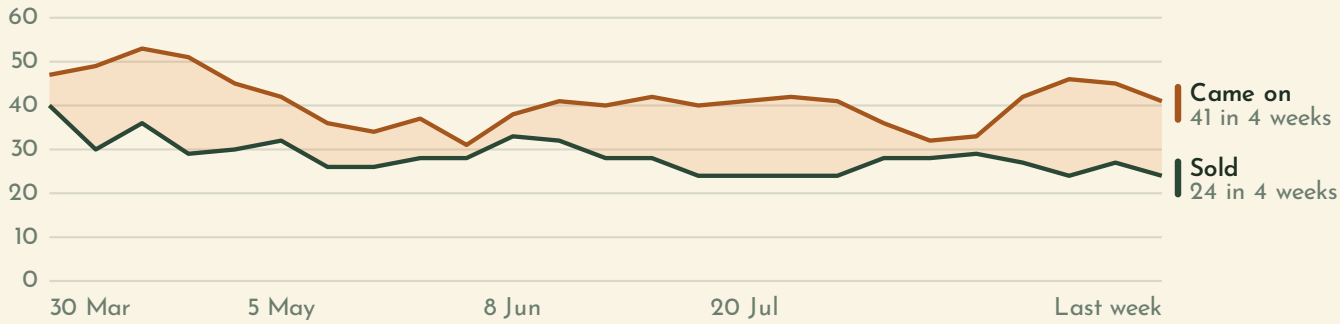
Average rent agreed

Weighted average £1,939pcm



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

A quieter week for sales: **3 sales agreed**, the fewest since our weekly figures began in March, and 24 in the last four weeks. Supply is still near its peak, with **159 homes for sale** against 142 three months ago and 41 coming on in the same four weeks, so for every 10 sales, 17 new homes arrived: **the balance is still leaning towards buyers.** Lettings is still in landlords' favour: only **25 homes to let** against 39 three months ago, under two months' supply, even with 23 coming on and 12 let in the last month, and rents agreed averaging **£1,939pcm** over three months.

Our quarter

- **Trinity, Trowbridge**: sold out, and all seven homes now complete.
- Green Park, Bath launched at £380,000, with buyers back for second viewings.
- **Julia House** completed on 30 September.
- St James' Passage relaunches this week at £799,000.

2026 SO FAR, AND THREE YEARS OF SOLD PRICES

3 The bigger picture

Widcombe and Bathwick, side by side

SALES ONLY · RIGHTMOVE, 5 OCT

	Widcombe BA2 4	Bathwick BA2 6
Homes listed	38	153
Share already under offer	58%	42%
Median asking price, available	£587,500	£450,000
Median days on the market	51	98
New listings, last 7 days	2	9
Price cuts, last 14 days	1	10

OUR TAKE

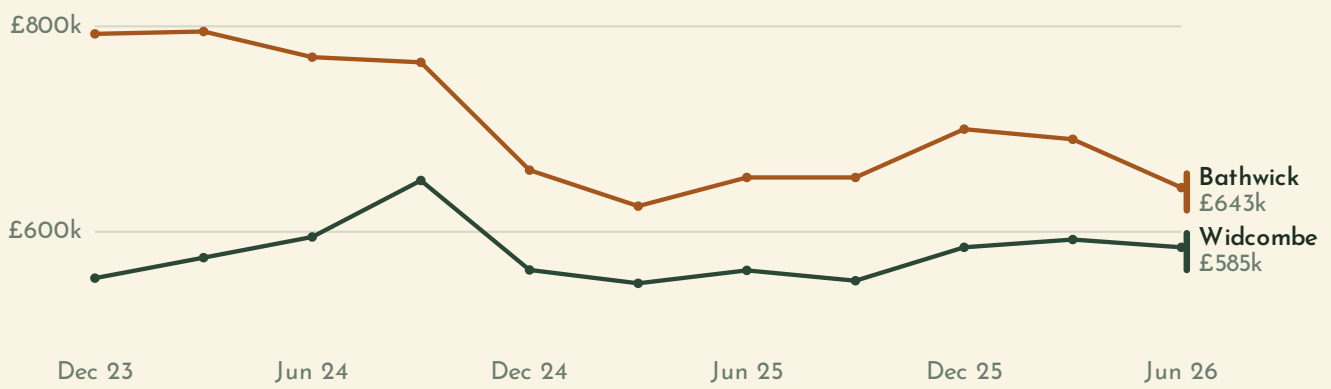
Widcombe is the tighter market: more than half of what is listed is already under offer, homes sell faster and only one seller has cut their price in a fortnight.

Bathwick has far more choice and more price cuts, which 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.

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 (three wanted a rise). Next decision 5 November.

BATH & NE SOMERSET, AVERAGE PRICE

£409,000

-0.7% on a year, July 2026 (ONS)

BATH & NE SOMERSET, AVERAGE RENT

£1,885pcm

+7.4% on a year, August 2026 (ONS)

THE BIGGER PICTURE, CONTINUED · AS PROMISED LAST WEEK

3 What Widcombe houses really sell for

Street by street: every house sale in Widcombe and Lyncombe (postcode sector BA2 4, leaving out Bear Flat and the Bathwick side of the river) recorded by HM Land Registry from October 2024 to July 2026. 52 sales, with a median of £650,000.

STREET	SALES	MEDIAN	LOWEST TO HIGHEST	EACH SALE AND THE MEDIAN (£200K – £1.1M – £2M+)
Lyncombe Hill	5	£1,550,000	£1,075,000 to £1,857,500	
Lyncombe Vale Road	2	£1,332,500	£1,015,000 to £1,650,000	
Prior Park Road	5	£1,140,000	£406,000 to £3,300,000	
Greenway Lane	2	£926,250	£660,000 to £1,192,500	
Pulteney Gardens	2	£766,500	£363,000 to £1,170,000	
Pulteney Grove	2	£737,500	£700,000 to £775,000	
Lime Grove Gardens	2	£630,000	£545,000 to £715,000	
St Mark's Road	3	£625,000	£615,000 to £665,000	
Magdalen Avenue	6	£565,000	£520,000 to £792,500	
Holloway	4	£365,000	£327,000 to £435,000	
Other Widcombe streets*	19	£635,000	One sale on each street	

*Archway Street, Bridge Lock Mews, Broadway, Calton Gardens, Caroline Buildings, Daisy Bank, Excelsior Street, Lyncombe Vale, Magdalen Road, Prior Park Buildings, Prior Park Cottages, Pulteney Avenue, Pulteney Terrace, Rennie Close, Southcot Place, Southville Terrace, Spring Crescent, St Matthew's Place, Sunnybank. Dots are individual sales; the orange bar is the median; arrows are sales above £2m.

OUR TAKE

The hill sets the price. The Georgian houses on Lyncombe Hill sold for a median of £1,550,000, while the cottages on Holloway, a few minutes' walk away, went for £365,000.

And the street name alone tells you little. Prior Park Road ran from £406,000 for a terraced cottage to £3,300,000 for The Old Vicarage. What sells a house here is the house itself, and how it is launched.

BY TYPE

Type	Sales	Median
Terraced	41	£565,000
Semi-detached	3	£1,225,000
Detached	8	£1,251,250

HOLDING STEADY

The last 12 months: 23 sales, median £650,000. The year before: 29 sales, median £650,000.

Next door on Bear Flat, 49 house sales had a median of £750,000.

HM Land Registry Price Paid Data, Crown copyright, Open Government Licence. Houses only, standard (category A) sales, completed October 2024 onwards and registered by 12 October 2026. Land Registry records sales two to three months after completion, so recent months will fill in.

What's on in Widcombe & Bathwick

15 THU · OCT 19:00

Sarah Dunant: The Marchesa

THE HOLBURNE MUSEUM · £15

The bestselling author on Isabella d'Este, Marchesa of Mantua and one of the most influential women of the Renaissance. Book tickets

17 SAT · OCT 20:00

Bath Rugby v Montpellier

THE RECREATION GROUND · CHAMPIONS CUP

European rugby under the lights at the Rec, a short walk over Pulteney Bridge. Match details

10 UNTIL · JAN Daily

Eric Ravilious and the Artists of the Chalk Downs

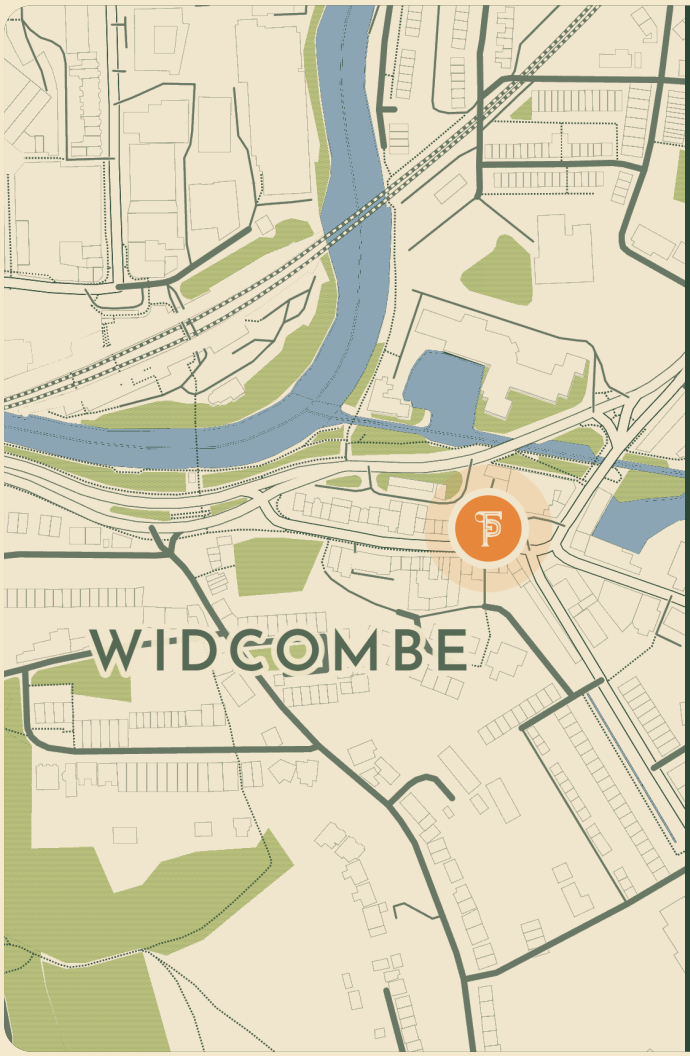
THE HOLBURNE MUSEUM · WITH ADMISSION

English landscape at the Holburne, a short walk over Pulteney Bridge. On until 10 January. Find out more

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 What Bathwick houses are really selling for, street by street.

Sources: weekly figures TwentyEA; listings Rightmove (5 Oct); sold prices HM Land Registry Price Paid Data, Crown copyright, Open Government Licence; averages ONS; Bank Rate Bank of England. Map © OpenStreetMap contributors © CARTO.