FLOWER PROPERTY

Flower Property News

WIDCOMBE & BATHWICK'S WEEKLY PROPERTY NEWS

No. 107
20 October 2026

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THE WEEK IN ONE LINE

Sales agreed bounced back to 7 last week, while homes for sale reached a new 2026 high of 163.

NEW TO MARKET
9
▲ 2 on last week

SALES AGREED
7
▲ 4 on last week

PRICE PER SQ FT
£512
▲ £27 on last week

WHO HAS THE UPPER HAND?
Leaning to buyers
Last 4 weeks: 13 new homes for every 10 sold



Our week



- **Lovely walk around Sham Castle** and the golf course, with a beautiful view of the town, especially of its two best locations: Bathwick and Widcombe!
- **St James' Passage, Bath** relaunched last week at £799,000, with new photographs, a video tour and full holiday let figures.
- **Green Park, Bath** is now £370,000, reduced from £380,000.
- **Widcombe Crescent**, a Grade I listed one bedroom flat, comes to market with us shortly.
- **Ever thought about a place in the French Alps?** We're exploring helping Bath buyers find homes around Les Gets and Annecy. Reply 'ALPS' and we'll keep you posted.

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, 7.3% gross yield
£370,000 VIEW

1

WEEK ENDING 18.10.26

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
163	9	7	£512
▲ 4 on last week	▲ 2 on last week	▲ 4 on last week	▲ £27 on last week
a new high for 2026	3-month avg 9.6	3-month avg 6.5	3-month avg £551

WHAT IT MEANS

Selling? Buyers came back: 7 sales agreed, up from 3, from under £100,000 to over £1m. The homes selling are priced right from day one.

Buying? Prices agreed per sq ft are 6% under the three-month average, so there is 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	
34 came on, 26 sold in 4 weeks	Buyers	near its 2026 high	Buyers	Down 6% on the 3-month avg	Buyers

Thinking of selling? With buyers spoilt for choice, the right price and a strong launch make 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	AVERAGE RENT AGREED
32	14	8	£1,693
▲ 7 on last week	▲ 9 on last week	▲ 5 on last week	▲ £243 on last week
2026 low is 23	3-month avg 8.5	3-month avg 5.5	3-month avg £1,897pcm

WHAT IT MEANS

Letting? Busier, but still in landlords' favour. 14 homes came on, the most since early June, yet supply is under two months. Last week's 8 lets averaged £1,693pcm.

Renting? More choice than a fortnight ago, 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, 16 let in 4 weeks	Tenants	mid-range for 2026	Neither	Down 16% 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

1 St James' Passage, Bath · £799,000

A three bedroom townhouse of about 2,268 sq ft, with a rooftop terrace looking at the Abbey. Run as a holiday let, it is grossing about £88,852 for 2026, and the bookings can transfer to a buyer.

Holiday let, 2026	£88,852 gross
Long let	£3,250 to £3,500pcm
Long let yield	4.9% to 5.3%

SEE THE LISTING

2

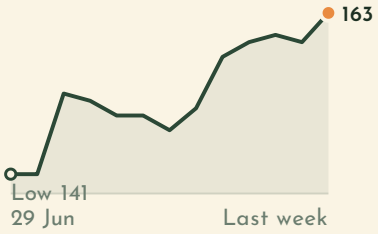
ISSUES 93 TO 107 · 29 JUN TO NOW

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.

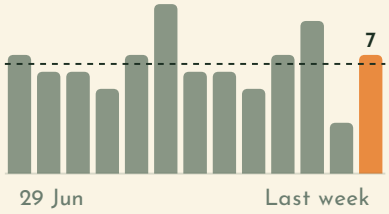
Homes for sale

141 then, 163 now



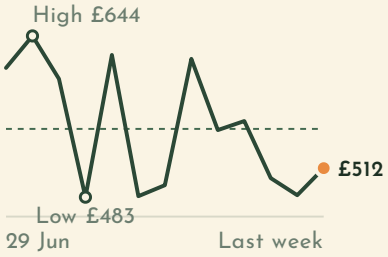
Sales agreed each week

Averaging 6.5 a week



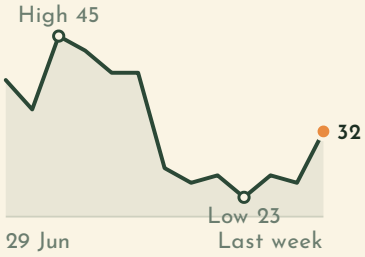
Price per square foot

Weighted average £551



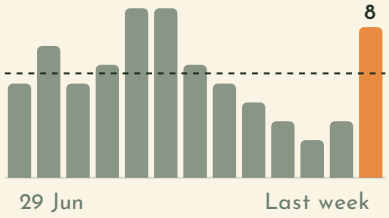
Homes to let

39 then, 32 now



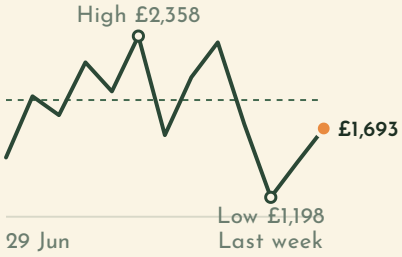
Lets agreed each week

Averaging 5.5 a week



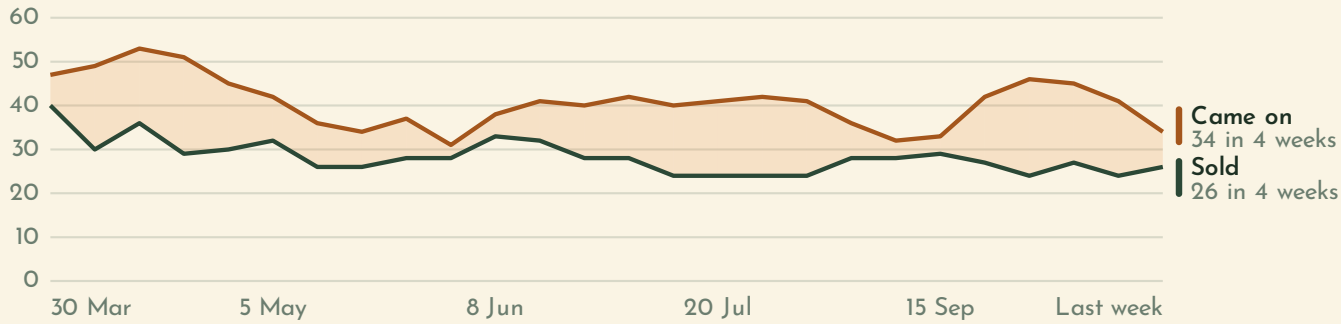
Average rent agreed

Weighted average £1,897pcm



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: **7 agreed last week** and 26 in four weeks, but 34 homes came on in the same time, so **the balance still leans to buyers**. Lettings had its busiest week since June, yet **32 homes to let** is still under two months' supply, and rents agreed averaged **£1,897pcm** over three months.

Our quarter

- **Trinity, Trowbridge**: sold out, and all seven homes now complete.
- **Julia House** completed on 30 September.
- **Green Park, Bath** is now £370,000, reduced from £380,000.
- **St James' Passage** relaunched on 14 October 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, 20 OCT 2026

	Widcombe BA2 4	Bathwick BA2 6
Homes listed	37	155
Share already under offer	54%	41%
Median asking price, available	£550,000	£500,000
Median days on the market	61	97
New listings, last 7 days	2	5
Price cuts, last 14 days	0	4

OUR TAKE

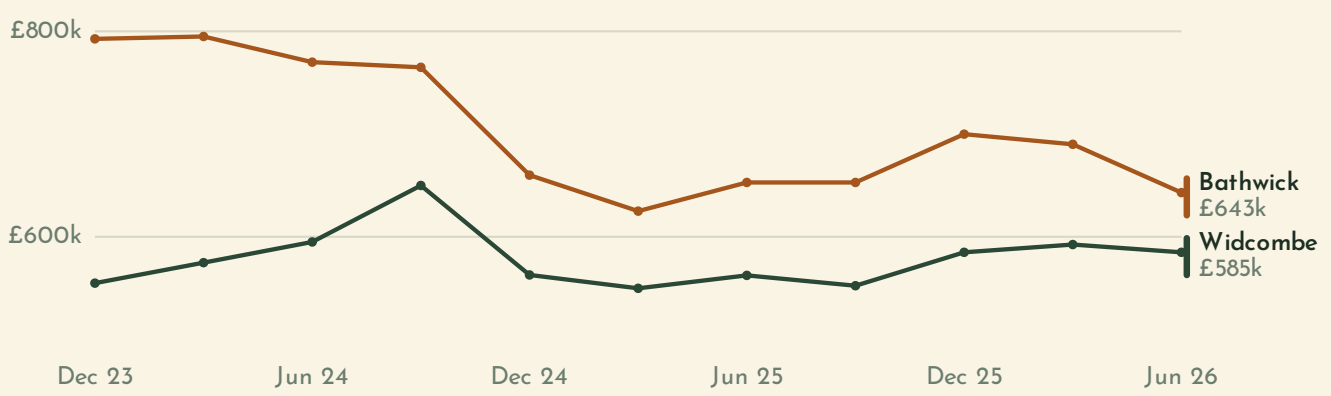
Widcombe is still the tighter market: more than half of what is listed is already under offer, and no seller has cut their price in a fortnight.

Bathwick has four times the choice, and 38 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

£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 Bathwick houses really sell for

Street by street: every house sale in Bathwick (postcode sector BA2 6, from Bathwick Street up to Claverton Down, including Holburne Park, and leaving out Bathampton and the Widcombe Hill side) recorded by HM Land Registry from October 2024 to July 2026. 93 sales, with a median of **£1,100,000**.

STREET	SALES	MEDIAN	LOWEST TO HIGHEST	EACH SALE ● AND THE MEDIAN ▮
				£500k £1.0m £1.5m £2.0m £2.5m
Dunsford Place	4	**£1,892,500**	£1,840,000 to £2,150,000	
Cleveland Walk	8	**£1,729,000**	£1,100,000 to £4,834,000	
Bridgetower Drive	11	**£1,475,000**	£1,035,000 to £1,750,000	
Claverton Down Road	3	**£1,150,000**	£580,000 to £1,250,000	
Darlington Road	3	**£975,000**	£600,000 to £1,275,000	
Holburne Park	4	**£962,500**	£770,000 to £1,200,000	
Rockliffe Avenue	3	**£945,000**	£700,000 to £1,250,000	
Henrietta Gardens	4	**£855,000**	£646,000 to £1,750,000	
Rockliffe Road	7	**£800,000**	£650,000 to £925,000	
Forester Avenue	3	**£770,000**	£750,000 to £1,100,000	
St John's Road	3	**£735,000**	£550,000 to £1,125,000	
Powlett Road	4	**£602,500**	£537,500 to £770,000	
Other Bathwick streets*	36	**£1,125,000**	One or two sales on each street	

*All Saints Place, Bathwick Hill, Bathwick Street, Copseland, Cussons Street, Daniel Mews, Daniel Street, Darlington Place, Forester Lane, Forester Road, Henrietta Road, Henrietta Villas, Horseshoe Walk, Inglis Court, Lascelles Avenue, Mollie Taylor Avenue, North Road, Oakley, Parkland Avenue, Quarry Rock Gardens, Sham Castle Lane, St Ann's Way, St Catherine's Close, St Mary's Close.

OUR TAKE

The higher up the hill, the higher the price. Dunsford Place and Cleveland Walk sold for medians of £1,892,500 and £1,729,000, while Powlett Road, near the bottom of the hill, came in at £602,500.

A Bathwick house costs far more than a Widcombe one. The median here is £1,100,000, against £650,000 for Widcombe houses last week. Bridgetower Drive, at Holburne Park, was the busiest street, with 11 sales.

Edging up. The last 12 months had a median of £1,125,000 from 46 sales, against £1,060,000 from 47 sales before that. By type: terraced £1,035,000, semi-detached £1,050,000, detached £1,250,000.

Elsewhere in BA2 6

The sector also takes in the Widcombe Hill side and Bathampton

	MEDIAN	SALES
Widcombe Hill side	£930,500	10
Bathampton (next week)	£587,500	55

Own a house in Bathwick? 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.

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

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

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 Bathampton houses really sell for, street by street.

Sources: weekly figures TwentyEA; listings Rightmove (20 Oct, via the Flower Property Desk); sold prices and Bathwick 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.