



# ONE WATERSIDE

BATH | BA2

## A MODERN LEGACY BY THE WATERFRONT

Perching proudly along a gentle curve of the River Avon, One Waterside will be a peaceful haven within walking distance from Bath's city centre. Architecture inspired by the site's past will stand as the backdrop for a flourishing new community.

At One Waterside, a new collection of one, two and three bedroom apartments will offer contemporary living with beautiful views across Bath and the River Avon. Meticulously fabricated and furnished, each home comes with light-filled spaces and flexible layouts. Residents get to enjoy so much more than this.

One Waterside has been designed as a complete community, featuring a brand-new on-site restaurant, café and nursery, together with landscaped riverside gardens and thoughtfully designed communal spaces that encourage wellbeing and neighbourly connections.

### STRONG RENTAL DEMAND

Properties in Bath are highly sought after, with properties rented in January 26 being on the market for an average of 8 days, which was 21.4% shorter than a year ago.

(source: Dataloft, Feb 26)

### RENTAL GROWTH

Rental increase in Bath over the last 5 years has been 45.7%, compared to 39.5% in Greater London.

(source: Dataloft, Feb 26)

### TENANT PROFILE

Bath is home to a thriving student population of over 38,000, alongside young corporate professionals, people that work at Royal United Hospital Bath or the Universities, and downsizers.



# REASONS TO INVEST IN ONE WATERSIDE

One Waterside offers a rare chance to purchase a water facing property in one of the UK's most tightly constrained historic cities. As a UNESCO World Heritage city, Bath is subject to some of the UK's most stringent planning controls, carefully protecting its historic character and natural setting.

These restrictions significantly limit the delivery of new homes, resulting in a diminished housing supply. At the same time, demand remains consistently high from owner-occupiers, professionals, students and long-term renters who are drawn to the vibrant lifestyle, education and employment opportunities that Bath presents.

This enduring imbalance between supply and demand underpins resilient property values and supports sustainable long-term capital growth, even through wider market cycles, making Bath a compelling long-term investment market.



**4%** predicted annual rental increase in Bath  
(source: Aspire to Move, Nov 25)



**£1,494** average rental in Bath over the past 12 months  
(source: Dataloft, Feb 26)



Predicted 5-year growth forecast of **20.4%** over the next 5 years  
(source: Savills, July 25)



**74.7%** of properties let in the last 12 months were apartments  
(source: Dataloft, Feb 26)



Up to **6.18%** rental yields at One Waterside  
(source: Aspire to Move, Nov 25)

## ACCOMMODATION MIX TABLE

Source: \*Aspire to Move, Bath and Savills,, March 26 (including a 4% annual increase)

	UNITS	SQ_FT RANGES	SQM RANGES	PRICING FROM	RENTALS*
1 BED	34	492 - 502 sq ft	45.8 - 46.7 sq m	£335,000	Estimated PCM, 2027 – Up to £1,795 PCM, Gross Yield up to 6.43%
2 BED	34	785 - 841 sq ft	73 - 78.2 sq m	£495,000	Estimated PCM, 2027 – Up to £2,375 PCM, Gross Yield up to 5.46%
3 BED	8	1,150 - 1,203 sq ft	106.9 - 111.8 sq m	£747,500	Estimated PCM, 2027 – Up to £3,010 PCM, Gross Yield up to 4.55%

Prices correct at time of publication.

# WHY CHOOSE BATH



**TIMELESS CITY, SMART INVESTMENT**

Targeted regeneration and infrastructure investment continue to enhance liveability, connectivity and long-term economic resilience in Bath.

These large-scale regeneration projects, such as Bath Central Riverside and Bath Quays North, reinforce Bath's position as a prime destination for residential investment.

(source: Alliance Investments, 2025)



**A FUTURE OF GROWTH**

Bath forms part of the West of England Local Enterprise Partnership, one of the UK's strongest regional economies. Long-term investment plans aim to deliver thousands of new jobs by 2030, positioning Bath as a resilient regional employment hub and reinforcing demand for high-quality housing.

(source: Alliance Investments, 2025)



**INTERNATIONAL REACH**

27% of University of Bath students come from overseas, representing 152 nationalities and strengthening Bath's international profile.

(source: bath.ac.uk, 2026)



**A DYNAMIC STUDENT MARKET**

Bath is home to over 38,600 students, creating a constant arrival of young professionals and international talent. A chronic undersupply of purpose-built student accommodation forces a significant proportion of students into the private rental sector, underpinning strong and consistent rental demand.

(source: University of Bath & Bath Spa University, 2024)



**RELIABLE RENTAL DEMAND**

The total student population in Bath is predicted to increase by almost 2000 students between 2018 and 2029, of which c.11,500 are predicted to require accommodation in the private rented sector, underlining strong and sustained demand in a supply-constrained market.

(source: B8NES Student Accommodation Topic Paper 2021)



**HIGH STREET RENEWAL**

The city of Bath has secured funding from WECA's Love our High Street Fund for a five-year high street renewal project. Milsom Quarter and Kingsmead Square will see public square improvements, new street furniture, event spaces and street dressing. Additionally, the Outdoor Trading Project will improve the look and feel of market spaces and stalls. These enhancements support local businesses, strengthen the city's commercial core and improve day-to-day liveability for residents and tenants.

(source: Alliance Investments, 2025)



**STRONG POPULATION GROWTH**

Bath has recorded 9.9% population growth in the latest census, reinforcing its long-term appeal and supporting sustained housing demand.

(source: ONS Census 2021)





Computer generated images, indicative only.

# “ HEAR FROM THE LOCAL LETTINGS AGENT ”

We find that the rental market in Bath is thriving because renting is a good option for people to start with when they move here, giving them the chance to stabilise themselves in the city. People like Bath and people tend to stay in Bath, meaning that we have the demand for rentals, but not only that, it results in long-term tenancies and means investors get more back from their rental.

The rental market in Bath is very stable, which gives security to landlords. We've seen rental yields up to 6%, which is a healthy yield for an investor. Investors

choose to invest in Bath as the capital growth is the best for this area. We've noticed rents year on year have increased, with a 43% increase over the last nine years.

Rachel Catlin,  
Senior Property Consultant,  
Aspire to Move Bath



ONE WATERSIDE SALES & MARKETING SUITE,  
MIDLAND ROAD, BATH, BA2 3FT

01225 591 904 | onewaterside@berkeleygroup.co.uk | onewaterside.co.uk

VISIT OUR  
WEBSITE  
FOR MORE  
INFORMATION



Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. This document is intended to be used and must be used for informational purposes only and it is important to do your own analysis and research before making any investment, based on your own personal circumstances. All forecast price data reflects the research and opinion of third parties outside of Berkeley, and is for informational purposes only. Berkeley will not be liable, whether in contract, tort (including negligence) or otherwise, in respect of any damage, expense or other loss you may suffer arising out of such information or any reliance you may place upon such information. The contents herein shall not form any part of any contract or be a representation including such contract. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Apartments are acquired with a 999 years' leasehold starting from 01 March 2027. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number 22/03224/EFUL (Bath & NE Somerset Council). Computer generated images of One Waterside, Bath are indicative only. One Waterside and the associated building names are marketing names and will not necessarily form part of the approved postal address. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with any property situated in Hong Kong, unless expressly stated otherwise, are not licensed under the Estate Agents Ordinance to deal with Hong Kong properties. In the event of discrepancies between the Chinese and English version, the English version shall prevail. March 2026.