# Kingswells small land plots struggle to attract buyers despite viral TikTok spotlight



Three small plots of land in Kingswells, a suburb of Aberdeen, recently went under the hammer for the second time, attracting attention following a viral TikTok video. Initially sold in January for £1,750, the grassy areas at Wellside Circle were featured in a clip by the account “Housing Horrors,” which highlighted their unusual nature. In the video, the creator remarked, “You couldn’t even pay me a tenner to buy that bit of land. I just can’t think of what on earth you could even put on it.”

Today, at the latest auction, only a single bid was placed for these plots, beginning at the minimum offering of £1,000. This development raises questions about the appeal and potential uses of land parcels that may initially seem unremarkable.

The plots in Kingswells were not the only atypical pieces of land sold at the recent auction. Two adjacent areas located near Westwood Grove in Westhill fetched £3,000 each. Contrary to common assumptions that such wooded areas and pedestrian paths are typically owned by the local authority, these parcels were highlighted as having potential for “future residential development.” The sites feature numerous trees on a small hill and cover approximately 1,370 square metres, separated by a small road.

Consequently, the auction website, Future Property Auctions, emphasised the "excellent capital growth potential" associated with these properties.

Additionally, another plot of land in the Westhill Heights area was auctioned simultaneously. This parcel attracted three bids, eventually selling for £10,500. Although it measures only 815 square metres and is located adjacent to Westhill Golf Club, it was branded a “prime development opportunity.” However, prospective buyers would need to secure the necessary permissions before any construction could commence.

This auction has drawn interest not just for the properties themselves but also for the growing trend of auctioning smaller, less conventional land parcels, which may offer potential investment opportunities in the local market.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6684143/kingswells-land-auction-sold-martel-maxwell/> - This article reports on the auction of three small plots of land in Kingswells, Aberdeen, which sold for £1,750, attracting attention after being featured by the TikTok account 'Housing Horrors'.
2. <https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6681023/kingswells-tiny-patches-for-sale-readers-react/> - This piece discusses community reactions to the sale of three small plots in Kingswells, Aberdeen, highlighting various ideas for their potential use, such as extending driveways or creating a mini-golf site.
3. <https://www.newshub.co.uk/automotive/news-automotive/2025/01/26/unique-land-auction-sparks-creative-ideas-in-aberdeen-community/> - This article covers the auction of three small plots in Kingswells, Aberdeen, and the creative suggestions from the community regarding their potential uses, including parking spaces and community gardens.
4. <https://www.zoopla.co.uk/for-sale/details/69634742/> - This listing details a plot of land adjacent to Westwood Grove in Westhill, Aberdeen, measuring approximately 1,370 square meters, with potential for future residential development.
5. <https://www.zoopla.co.uk/for-sale/details/69634741/> - This listing describes a plot of land in Westhill Heights, Aberdeen, measuring 815 square meters, located adjacent to Westhill Golf Club, branded as a 'prime development opportunity'.
6. <https://www.bbc.com/news/uk-scotland-north-east-orkney-shetland-23708222> - This article reports on a settlement between Aberdeen City Council and the Stewart Milne Group over a land sale in Westhill, Aberdeen, highlighting the area's development potential.
7. <https://www.pressandjournal.co.uk/fp/news/6747147/tiny-kingswells-plot-up-for-auction-again/> - Please view link - unable to able to access data