



137-4, 138-1 Aza Iwaobetsu, Kutchan, Hokkaido, 044-0081

Large parcel of land with multiple town road frontage for sale minutes drive from ski resorts.

This parcel of land lends itself to a future sub-division development when considering its layout and multiple road access allowing for minimal internal road construction within a future sub-division plan. Terraced terrain, surrounded by farm field of 2 sides, will aid in giving a balance between a sense of rural life on the edge of Kutchan town, while helping to maintain unobstructed views of Mt Yotei. Being located between Kutchan town and Niseko Hirafu Village, means easy access to Niseko Grande Hirafu and Niseko Hanazono Ski Resort during winter months, but being within walking distance of Kutchan facilities, Supermarkets, restaurants, etc. Utilities connections such as electricity and town water are nearby. Septic system would need to be used. NOTE: the north west boundary backs onto the local railway line and the future Shinkansen "Bullet" train line will be constructed several hundred metres away close to the Shiribetsu river within the next 10 years. Contact Ross at Niseko Realty Sales for further information and pricing. Tel:0136-23-2221 or email us at info@nisekorealty.com. www.nisekorealty.com.

MORE INFORMATION

Property area details

Property Area (Tsubo) : 6625.05

Other features information

Terrain : Terraced land Land Aspect : Terraced in easterly direction

Facts

Lot : 21901.00

Construction

Building Coverage Allowance : max. 40% Maximum Height(m) : max. 16m Floor Area Percentage Allowance : max.200%

Licence

Real Estate Licence : Hokkaido Shiribeshi (4)No.314

LAND INFORMATION:

Subdivision : No

Land : Freehold

Holding

Type

Square : 21901

Metre

Lot Size : 21901

CONVENIENCE:

Community Amenities: Town water connection available, No sewage connection available. Septic system required,

Landscape Amenities: Mt Yotei Views, Agricultural Preservation Area,



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