



224-5 Aza Yamada, Kutchan, Abuta gun, 044-0081

Large Forested Land with Mt Yotei and River views on the outskirts of Niseko Hirafu Ski Resort for sale.

Futogoyama Forest is a real mountain lifestyle opportunity only a few minutes drive from Niseko's premier ski resort, Niseko Grande Hirafu. This property is located approximately 3 km from central Niseko Hirafu ski resort Village along route 343. It is set back from route 343 in between the Shiribetsu River and route 343 along the old route 343 town owned road. It is a south easterly gently sloping block on a elevated ridge line looking across the Shiribetsu river towards Mt Yotei. The Futogoyama forest is comprised of predominantly "Karamatsu" larch trees with the occasional *Todomatsu* commonly referred to as Sakhalin Fir, which grow from 20 to 45m in height. Karamatsu the leaves/pine needles are shed in autumn like those of deciduous trees, which allows for the winter sun to penetrate deep into the property throughout the winter months. The forested land on the opposite side of the road in front is a Japan National Railways (JR) easement for their railway line running along the side of the Shiribetsu River. Similarly, the recently clearfelled and replanted forest lower down in elevation and closer to the river, to the south end of the block is also owned by JR. With a future development approval (DA), required application due to it being over 3,000sqm in total area, on this property, it is most likely that this JR owned forest of mature trees will be clearfelled in the near future. Therefore future unobstructed views of the river and Mt Yotei, to the front of this property are anticipated to become a reality in the short term. As the steeper terrain to the south borders a creek easement, future development and handling of gray water runoff and snow clearing can be managed easily. Town water connection is a possibility with approval from nearby land holders from the closest connection point in front of Ruheil Ice Cream Shop, located closer to Niseko Hirafu, along route 343. Prior to purchase, block 224-5 Futogoyama will need to be surveyed and sub-divided, at the buyer's expense (approximated at around 500,000yen) into the above approximate land area, due to the current owner wishing to retain a portion of the block at the entrance from route 343. The future purchasable area is approximately shown and outlined in the block photos. Due to the front road being a Kutchan town road, when a future building is constructed and the occupant is a Kutchan full-time resident, snow clearing along this town should be carried out by the local town, with no expense to the resident. This town gravel road is currently only approximately 4m in width but the registered town road easment is approximately 12m in width meaning a future sub-division of the property into smaller blocks for resale is possible, and the necessary minimum 9m access road width for residential rezoning can be obtained. This will be reconfirmed with a submission of a future DA. With ever increasing land prices in the area, a current average tsubo price of approximately 31,597yen is seen a reasonable price for this unique property. Reasonable offers are accepted. For further information, please contact Ross at Niseko Realty Sales on 0136-23-2221.

MORE INFORMATION

Property area details

Road Frontage : approx. 102m Property Area (Tsubo) : 1582.38

Other features information

Shuttle Bus Route : Future stop. One minute walk from bus stop.

Construction

Building Coverage Allowance : 40% Floor Area Percentage Allowance : 200%

LAND INFORMATION:

Square : 5231
Metre
Lot Size : 5231

CONVENIENCE:

NEIGHBOURHOOD:

Super market : 5 minutes by Car
Kutchan Town : 7 minutes by Car
School : 4 minutes by Car
Nearest : 4 minutes by Car
Convenience Store
Ski Lifts : 5 minutes by Car
Airport : 90 minutes by Car
Free Shuttle : 0 minutes by Walk
Bus Stop
Train station : 7 minutes by Car
Golf : 10 minutes by Car
Course/Club House
Hanazono Ski : 10 minutes by Car
Lifts
Town center : 5 minutes by Car
Shopping center : 5 minutes by Car



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