

Crook Community Leisure Centre

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Guide Price £187,500

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An excellent opportunity to acquire a leisure facility occupying 3.41 hectares (8.43 acres) with leisure centre facilities, outdoor sports field and additional land and woodland.

what3words ///infinite.fatherly.span

- Excellent leisure facility
- Site extending to 3.41 hectares (8.43 acres)
- Leisure centre
- Function room
- Secure sports field
- Car Park
- Tenure: Freehold
- Commercial EPC Energy Efficiency Rating: B





Reception

12' 7" x 10' 6" (3.84m x 3.20m)

The reception comprises access to the main building along with the office with useful hatch and access to the staff kitchen and store room. The reception area is accessible for all users with ramp to the automatic door.

Office

8' 9" x 7' 9" (2.66m x 2.36m)

The office is accessed from the reception area and provides a convenient place to work from whilst also being able to welcome visitors to the building.

Sports Hall

30' 7" x 26' 3" (9.33m x 8.01m)

The sports hall is a fantastic sized room offering a wide range of uses, from use a sport halls for group activities, to use as a function room for larger social gatherings and events with the benefit of being connected to the bar area as well as being able to open the bi-fold doors to the running track to open the space further. The room can be accessed from both the main corridor and from the bar area.

Bar

17' 7" x 26' 5" (5.35m x 8.06m)

The bar is accessed from the main corridor, having bi-folding doors that open to the sports hall for larger events. There is a separate fire door to the side elevation of the building.

Bar Serving Area

13' 3" x 7' 10" (4.03m x 2.38m)

The bar serving area has its own separate access from the reception area bring convenience for those working at the bar. From the bar there is access to the staff kitchen.





Staff Kitchen

7' 2" x 6' 6" (2.18m x 1.97m)

The kitchen comprises base units and a sink, with access to the store room.

Store Room

6' 6" x 6' 3" (1.97m x 1.90m)

The store room can be accessed from both the kitchen and externally via a roller shutter door.

Gym

38' 7" x 38' 0" (11.76m x 11.57m)

The gym is a large room that benefits from CCTV and air conditioning. The room has large windows to the South westerly aspect with views across the running track and football pitch.

Female WC

11' 9" x 5' 5" (3.59m x 1.66m)

Male WC

11' 8" x 6' 10" (3.56m x 2.08m)

Disabled WC and Shower Room

8' 6" x 6' 7" (2.60m x 2.01m)

Female Changing Rooms

11' 10" x 17' 8" (3.60m x 5.38m)

The changing rooms comprise a changing area along with shower cubicles and wash basin.

Male Changing Room

11' 10" x 17' 8" (3.60m x 5.38m)

The changing rooms comprise a changing area along with shower cubicles and wash basin.

Main Corridor

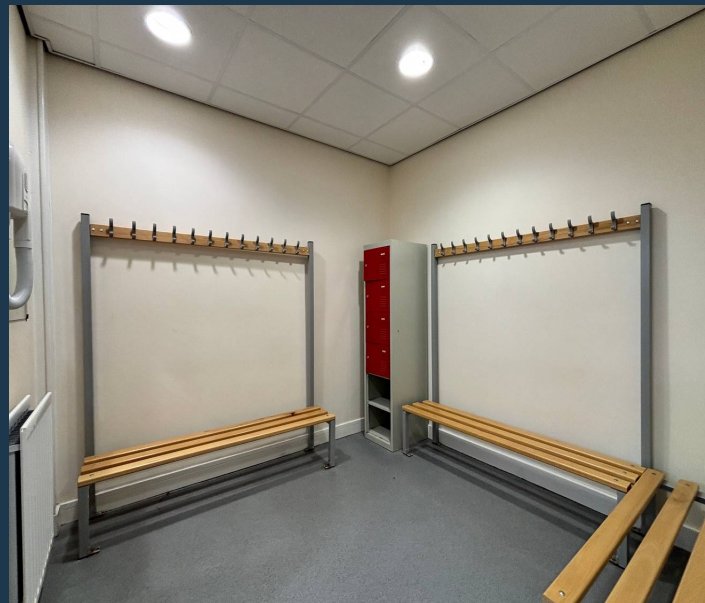
49' 0" x 5' 3" (14.93m x 1.61m)

Side Corridor

24' 5" x 5' 1" (7.43m x 1.54m)

Plant Room

15' 4" x 14' 1" (4.67m x 4.29m)



External Grounds

The grounds incorporate a substantial level grass football pitch, surrounded by a running track, providing an excellent recreational and sporting amenity, together with the Leisure Centre all enclosed within secure fencing.

There are a number of additional buildings including outside WC facilities, a mono-pitch building with electric roller doors, a garage with portacabin including external hook up points and having electricity inside.

To the north of the site there is a gently sloping south-facing paddock with road frontage and separate access, which is bounded by areas of natural woodland.

Parking Facilities

The Leisure Centre has its own car park with approximately 22 marked spaces and further on street parking available.

Tenure

The property is understood to be freehold, offered with vacant possession upon completion.

There is a section of the football pitch and running track within the fenced boundary that is not included within the ownership or sale. The seller currently occupies this on an unwritten agreement and prospective buyers should be aware that the occupation of this area of land may not be assignable to the new owner. For the avoidance of doubt the freehold boundary of the property is not currently fenced and prospective buyers should satisfy themselves as to the exact boundary prior to offering.

Services

The centre has mains electricity, water and drainage and LPG gas heating.



Material Information

It is understood that the property benefits from a good broadband connection and good mobile phone signal from all networks, though buyers should satisfy themselves as to the exact strength of each network provider.

Viewings

Viewings are strictly by appointment only.

Please contact the office on 01833 908087 to arrange a viewing.

Particulars Notes

Particulars and photos are dated July/August 2026.

Every effort has been made to ensure the accuracy of these particulars; however, they are intended as a general guide only and should not be relied upon as statements of fact. Any information that is of particular importance should be independently verified.

All measurements, dimensions, boundaries, and floor areas are approximate. The inclusion of any fixtures, fittings, appliances, or services does not imply that they are in satisfactory working order or have been tested.

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These particulars do not form part of any offer or contract and should not be relied upon as contractual representations.





All measurements are approximate and for display purposes only.





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