

Eatonfield Group plc
("Eatonfield" or "the Company")

87 acre Cumbria site gains resolution to grant Planning Consent

Eatonfield Group plc (AIM: EFD), the commercial property developer and house builder, is pleased to announce that the Company has received a resolution to grant outline planning consent, subject to signing a legal agreement with Allerdale Borough Council, for the development plans on its 87 acre site in Workington, Cumbria.

The former Corus Rail site in Workington, which Eatonfield acquired on 30 November 2007, is a major redevelopment site and will be developed in phases, each being subject to further detailed planning applications, for a mix of commercial and residential development.

Eatonfield's outline plans for the former industrial site include the development of 650 new houses and apartments, new office and light industrial space, a retirement village, an hotel, a pub and leisure facilities. Eatonfield also plans to create a 400 metre promenade as well as making improvements to public open space and providing public artworks on the site.

Work has begun to clear the site, with remediation works commencing in May 2010. The infrastructure contract will commence in 2011 to create roads and walkways, with residential elements following thereafter. Completion of the development is anticipated in 2017, although some homes are planned to be built by 2013.

Rob Lloyd, Chief Executive of Eatonfield, commented:

"We are delighted to announce today the receipt of this Resolution to grant planning consent for our Moss Bay site in Workington, Cumbria. Given current economic conditions and a difficult planning environment, this successful consent reflects the continued strength of Eatonfield's team in working with local authorities to achieve planning permissions within realistic timescales. We look forward to the prospect of good returns in the future from this opportunity as well as the positive impact envisaged on the local community."

Eatonfield Group plc

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Notes to Editors:

About Eatonfield Group plc

Eatonfield's key strengths lie in its property management knowledge and expertise and its ability to successfully identify and acquire sites at an advantageous price which require change of use or which, due to their current size or usage, do not present obvious development potential.