

For Immediate Release
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Eatonfield Group plc
(AIM: EFD)

**Conditional planning consent granted on
83 acre site at Birkwood, Lanarkshire**

Eatonfield Group plc ("Eatonfield" or "the Company"), the Cheshire based commercial property developer and house builder, is pleased to announce that South Lanarkshire Council has resolved to grant planning permission, subject to a s.75 agreement under the Planning etc (Scotland) Act 2004, on its 83 acre Birkwood site at Lesmahagow.

Lying some 20 miles south of Glasgow and situated in extensive secluded grounds, Birkwood is the site of a former NHS hospital and has been unoccupied since 2002. The Company exchanged contracts in March 2008, completing the purchase in June 2008.

The original hospital, now a Grade B listed building, will be developed into an exclusive country house hotel. The phased development has consent for 165 houses and will potentially include sports/play facilities to be constructed in partnership with the Community Council.

As potentially the most important project to be undertaken in Lesmahagow in recent years, this development will have a positive impact on the regeneration proposals for the village. Within the historic setting, it will create both high quality housing and an exclusive hotel which will generate employment.

Rob Lloyd, Eatonfield's Chief Executive, commented:

"This news follows hard on the heels of the grant of planning consent on the former Corus site at Workington and firmly establishes Eatonfield as a leading player in regeneration. It further emphasises our ability to work closely with local government in achieving planning permission for a development which not only preserves the high quality landscape but which will also provide opportunities for this unique village."

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