

CIL Estimate

	<u>Area</u>	
Existing garage block	65.45 m2	
Proposed development:		
	111.00 m2	Unit 1
	107.00 m2	Unit 2
Net additional floor area (CIL liable area)	152.55 m2	
	<u>2024 indexed rate</u>	
MCIL2 - Mayor of London	69.27 £/m2	Band 2 (£60/m2)
London Borough of Merton: Residential Zone 2	350.71 £/m2	Residential (£220/m2)
	419.98 £/m2	Combined rate
	152.55 m2	Total floor area liable for CIL
CIL liability estimate £	64,067.95	Liable area x combined rate

The Community Infrastructure Levy (CIL) liability estimate provided in this document is for informational purposes only and is indicative in nature. The Seller does not assume any responsibility or liability for the accuracy of this estimate. It is the sole responsibility of the Buyer to undertake their own due diligence, including the commissioning of independent surveys and seeking specialist advice as required to verify and validate any potential CIL liability.