

Nicola Reed

From: Erin West <Erin.West@movewithus.co.uk>
Sent: 15 September 2026 09:06
To: Nicola Reed
Subject: RE: [EXTERNAL] 2 Westbourne Road, Ipswich, IP1 5EW v0004 **NEW PHOTOS**

Thank you! No price amendment is needed on this one 😊

Warm regards,

Erin West (she/her)
Sales Negotiator
Developer Sales

E: erin.west@movewithus.co.uk | T: 01480757074

"If you are an estate agent putting forward a new offer, please use the following link <https://r1.dotdigital-pages.com/p/C6G-192Y/mwu-property-marketing-offer-form>"

Please note my working hours are Monday to Friday 09:00 to 17:30



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From: Nicola Reed <Nicola.Reed@williamhbrown.co.uk>
Sent: 14 September 2026 16:43
To: Jack Elsdon <jack.elsdon@movewithus.co.uk>; Thomas Bickley <thomas.bickley@movewithus.co.uk>
Subject: [EXTERNAL] 2 Westbourne Road, Ipswich, IP1 5EW v0004 **NEW PHOTOS**

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Good Afternoon Thomas/Jack

Please find your property details attached, we have added new photos.

We need to have your written approval on file for the price change, so if can you approve these or let me know of any amendments, that would be great 😊

Kind Regards

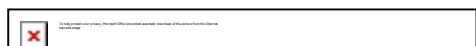
Nicola Reed

Administrator



Wolsey House, 16-18 Princes Street
Ipswich, Suffolk, IP1 1QT

T 01473 226101



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and the Association of Residential Letting Agents

From: Nicola Reed

Sent: 10 June 2026 13:58

To: 'Jack Elsdon' <Jack.Elsdon@MoveWithUs.co.uk>

Subject: RE: [EXTERNAL] FW: 2 Westbourne Road, Ipswich, IP1 5EW

This is now set live 😊

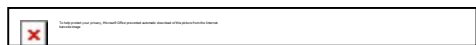
Nicola Reed

Administrator



Wolsey House, 16-18 Princes Street
Ipswich, Suffolk, IP1 1QT

T 01473 226101



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From: Jack Elsdon <Jack.Elsdon@MoveWithUs.co.uk>

Sent: 04 June 2026 11:52

To: Nicola Reed <Nicola.Reed@williamhbrown.co.uk>
Subject: RE: [EXTERNAL] FW: 2 Westbourne Road, Ipswich, IP1 5EW

Good morning,

We do not have authority to do so as you do not own the property/never been to the property.

Jack Elsdon (he/him)

Sales Negotiator

Developer Sales

E: jack.elsdon@movewithus.co.uk | T: 01480595425

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From: Nicola Reed <Nicola.Reed@williamhbrown.co.uk>
Sent: 04 June 2026 11:05
To: Jack Elsdon <Jack.Elsdon@MoveWithUs.co.uk>
Subject: [EXTERNAL] FW: 2 Westbourne Road, Ipswich, IP1 5EW

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Good Morning,

Thank you for this instruction. The signed instruction is attached.

Please find the Sellers Enquiry form for 2 Westbourne Road, Ipswich, IP1 5EW attached. Please can you fill every section of this in, sign it and send it back to me.

If you are unable to fill this in please reply saying you do not have authority to do so as you do not own the property/never been to the property.

Kind Regards

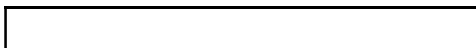
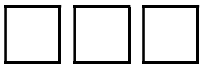
Nicola Reed

Administrator



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From: Jack Elsdon <Jack.Elsdon@MoveWithUs.co.uk>
Sent: 03 June 2026 17:00
To: Corinne Reed <corinne.reed@williamhbrown.co.uk>
Subject: [EXTERNAL] 2 Westbourne Road, , Ipswich, IP1 5EW

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Hello,

Thank you for your time on the phone. Please find attached a copy of our instruction paperwork.

Please report all offers or queries to the dedicated sales manager – **Erin West 01480 757074**

For sale boards: YES

Plot Date: JULY/AUG

Tenure/Charges: FREEHOLD

We appreciate access to submit new offers to us is of the highest priority, we do accept new offers submitted to us by email in the web form here should you not be able to immediately reach us by phone; <https://r1.dotdigital-pages.com/p/C6G-192Y/mwu-property-marketing-offer-form>".

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Please advise all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

PX ONLY – Please note this is a part exchange transaction therefore you should not update the current owner/occupier of feedback from viewings or offers please only update Move with Us.

Please do not use your valuation images for marketing without our permission. Please ensure your marketing **images do not contain car license plates, ideally ask for the occupiers to remove their car from the driveway for front elevation images to be taken.**

Our expectation is that all viewings would be accompanied by you, please do not allow the occupier/vendor to conduct unaccompanied viewings. If you have any concerns over access please report to us ASAP so we can help to resolve.

Kind regards,

Jack Elsdon (he/him)

Sales Negotiator

Developer Sales

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