

Roselea is significant as a little-altered late nineteenth century rural dwelling as well as for its associations with the Halligarth Estate. The cottage was built in three distinct phases. Each phase retains original features and elements of construction that reflect the era of their fabrication and intended use. Ordnance Survey information indicates that the main body of the cottage dates to sometime between 1878 and 1900. Roselea was constructed as part of the Halligarth estate, Britain's most northerly Designed Landscape by Dr Laurence Edmondston, and is therefore an important element of the landscape's overall design and setting of Halligarth House.

Certain features of the property are of architectural and historical significance. In order to maintain, protect, and conserve those features and to fulfil the charitable purposes of the National Trust for Scotland (Trust):-

1. The Purchaser shall retain the stone external walls, roof, stone skewes, chimneys and ceramic pots subject to the following criteria (i) **Stone external walls** - External walls are in sound condition and should be retained where localised damage has occurred this should be repaired to match surrounding in both materials and workmanship (ii) **Slate roof** - The main roof is understood to be sound condition and should be retained, repaired or replaced to match existing (iii) **Stone skewes, chimneys, and ceramic pots** - Skewes, chimneys, and ceramic pots are in reasonable condition and should be retained, repaired or replaced like for like. If open fires are not to be reinstated pots should be capped with clay flue ventilators;
2. It is expected that the existing extensions will be demolished and replaced as part of a sympathetic renovation of the property; however the Purchaser shall not replace the extensions without the consent of the Trust which shall not be withheld in respect to any extension which is, in the opinion of the Trust, appropriately positioned and in keeping with the character and dimensions of the current building;
3. The Purchaser shall be entitled to fit gutters and rainwater goods as they consider appropriate, provided that they are cast iron;
4. The Purchaser shall be bound to repair or replace porch, external doors and timber sash and case windows to match existing. However, the Purchaser shall not at any time erect new openings in the front elevation of the Property. Upgrades to improve energy efficiency, such as internal timber secondary glazing and draft sealing will be appropriate, subject to retaining the timber sash and case design and the profile of the existing glazing bars;
5. Wherever possible the Purchaser shall endeavour to repair and retain internal features including; timber linings, timber skirtings, architraves, corncing, fire surrounds, pass doors and cupboard doors;
6. The Purchaser shall be bound to repair and maintain all existing stone dykes in a stock proof condition and maintain the garden in a tidy state;
7. There will be a presumption against any new building proposals within the subjects, excepting the option of one shed in the north corner of the subjects behind the house façade, any shed shall not be built without the consent of the Trust;
8. The purchaser shall not introduce invasive plants into the subjects;
9. An Archaeological watching brief shall be required for all ground-breaking works within the subjects.
10. NTS will accept sensitive designs for the creation one off-road parking space near or at the existing gate. For the avoidance of doubt this will be subject to an Archaeological watching brief and will be used for parking one domestic vehicle only and no commercial vehicles, campers, or caravans (expecting during an agreed construction phase). Access proposals must demonstrate that they are designed to adhere with the minimal standards that are required by local authority and are no larger.